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March 26, 2008



City Council

Jake Mackenzie
Mayor

Pam Stafford
Vice-Mayor

Amie L. Breeze
Tim Smith
Vicki Vidak-Martinez
Council Members

Lynn L. Jacobs
Director
Department of Housing and Community Development
1800 Third Street
Sacramento, CA 95811-6942

Re: City of Rohnert Park's Annual Status Report on the General Plan – Calendar Year 2007

Dear Ms. Jacobs:

The City of Rohnert Park is pleased to submit its Annual Status Report on the City's General Plan for Calendar Year 2007. The Report was reviewed by the City Council at its March 25, 2008 meeting.

Please contact me at (707) 588-2231 if you have any questions regarding the report.

Sincerely,

Ron Bendorff
Director of Community Development

Enclosure

cc: City Manager (w/o enclosure)
City Councilmembers (w/o enclosure)

Stephen R. Donley
City Manager

Daniel Schwarz
Assistant City Manager

Judy Hauff
City Clerk

Michelle Marchetta
Kenyon
City Attorney

James J. Atencio
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Assistant City Attorneys

Thomas R. Bullard
Director of Public Safety

Ron Bendorff
Director of Community
Development

Darrin W. Jenkins
Director of Public Works /
City Engineer

Sandra M. Lipitz
Director of Administrative
Services



**CITY OF ROHNERT PARK
COUNCIL AGENDA ITEM TRANSMITTAL REPORT**

Meeting Date: March 25, 2008

Department: Community Development Department

Submitted By: Ron Bendorff, Director of Community Development

Submittal Date: March 18, 2008

Agenda Title: Annual Status Report on the General Plan for Calendar Year 2007

Requested Council Action: Receive and file.

INTRODUCTION

Government Code Section 65400(a)(2) mandates that all cities and counties provide to their legislative bodies, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) an annual report on the status of the general plan and its implementation by April 1st of each year. The following is the required report for your review.

For purposes of the report, each of the General Plan's nine elements are summarized below with a brief description of the activities taken to date to implement specific policies of that particular element. Since the elements are interrelated, many of the activities apply to more than one policy. Please note that many of the policies are summarized, so for a complete reading of the policies, please refer to the General Plan document.

Note: An Update of the General Plan is currently underway and is scheduled for completion in Spring, 2009. In the interim, the annual reviews for Calendar Years 2007 and 2008 will be based on the existing General Plan.

Land Use and Growth Management Element

Summary: This Element provides the physical framework for the future growth of the community. It includes a discussion of the community form and the historic and projected population growth of the City, a definition of each of the land use classifications, the General Plan Diagram, and the guiding principles, goals and policies for the land use framework. The Land Use section is followed by the growth management goals and policies, which include incorporation of Measure N, the urban growth boundary measure adopted by the voters in November 2000.

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Implementation of Specific Policies.

LAND USE

LU-1: Update the City's Zoning Ordinance and Subdivision Regulations contained in the Municipal Code for consistency with the General Plan, including the General Plan Diagram; **LU-9:** Assure that the Zoning Ordinance provides for [lists specific provisions]; and **LU-10:** As part of the Zoning Ordinance, establish the following density bonuses for residential projects [bonuses listed are those consistent with state law at the time of General Plan adoption in 2000].

Implementation: The City Council approved an update of the Zoning Ordinance and related Zoning Map in 2003. The City's Subdivision Regulations were revised in 2005. The City's Density Bonus Ordinance was revised in 2005 to be consistent with Government Code Section 65915, which was approved by the Governor in 2004.

LU-1A: At the time of updating the Zoning Ordinance and the Zoning map, examine, and update where necessary, the General Plan Diagram and/or the Zoning designation for parcels located within areas of existing development.

Implementation: To address this and reflect development patterns, "Office" overlay districts were placed on certain Industrial properties along Commerce Boulevard, Redwood Drive and State Farm Drive. Potential updates to General Plan designations and concurrent rezonings are examined for other properties as needed. The General Plan and zoning designations for the Costco and Ashley Furniture properties were amended to Commercial in 2001 and 2005, respectively and the City Hall site to High Density Residential in 2003. The City is now considering General Plan/zoning designation amendments for the Stadium Area and Sonoma Mountain Village.

LU-2: Require sites designated as Mixed Use—University District, City Center, Southwest Shopping Center, and near Bodway Parkway/Valley House Road—to be developed with a variety of residential and non-residential uses, in accordance with the delineated land use program for the Specific Plan areas in this chapter; and **LU-4:** Develop the City Center as a mixed-use, pedestrian-oriented center.

Implementation:

University District: The Specific Plan for the University District was approved in May, 2006 and includes a mixed-use core area that is consistent with the General Plan.

City Center: "The Arbors" is a 56-unit mixed-use project built by Burbank Housing on the north side of City Center Drive, east of State Farm Drive, and "CentreVille" is a 76-unit mixed-use project constructed on the northwest corner of State Farm Drive and City Center Drive. The City is also commencing improvements to City Center Drive and the City Center Plaza, which will be adjacent to the Department of Public Safety and Library buildings. An RFP to redevelop the south side of City Center Drive with an appropriate mixed-use project was released to prospective developers in January, 2008.

Southwest Shopping Center: Staff has met with the owner of the west portion of the Southwest Shopping Center regarding redevelopment of the site with a mixed-use project.

Bodway Parkway/Valley House Road (Drive): The Southeast Specific Plan features a

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mixed-use component at the northwest corner of Bodway Parkway/Valley House Drive and the processing of that project is underway. The Sonoma Mountain Village project on the west side of Bodway Parkway is also in review and features a mixed-use core.

LU-3: Develop the University District as a mixed-use, pedestrian-oriented center.

Implementation: The approved Specific Plan for the University District is consistent with this policy.

LU-5: Encourage development of the northwest growth area along Wilfred Avenue and on the area designated as Mixed Use on Bodway Parkway, south of Canon Manor, as mixed-use centers (that is, with different uses at different levels in a building), while permitting single- or multi-use (that is more than one use on the site, but in separate buildings) development.

Implementation: The Specific Plan application for the Northwest Area has been withdrawn, due to the sale of the property to an alternate owner. The new owner has not formally approached the City regarding the development of the Area; however this goal will be discussed at such time as talks take place. The Wilfred/Dowdell Specific Plan has been revised to reflect current conditions and a Draft EIR for the project was released in February, 2008. The Southeast Specific Plan, which is also in process, shows a small mixed-use component at the Northeast corner of Bodway Parkway. The Sonoma Mountain Village project, now in review, features a mixed-use core.

LU-6: Locate new Medium and High Density Residential development adjacent to parks, creekways or other open space, in order to maximize residents' access to recreational uses, or adjacent to a Mixed-Use or Neighborhood Commercial Center, to maximize access to services.

Implementation: The approved University District Specific Plan and the Draft Specific Plans for the Northeast and Southeast Areas meet this policy. The Stadium Area and Sonoma Mountain Village plans, currently in review, feature parks in areas close to higher-density development.

LU-7: Encourage new neighborhood commercial facilities and supermarkets to be located to maximize accessibility to all residential areas.

Implementation: The approved University District Specific Plan and the Draft Specific Plans for the Northeast and Southeast Areas meet this policy. The Sonoma Mountain Village Plan, currently in review, features a supermarket in the mixed-use core of the project, along with other commercial development to serve area residents.

LU-8: Require that residential development projects comply not only with the stipulated maximum density for the range, but the minimum density as well.

Implementation: To date, there have not been any residential developments proposed below the minimum density. The approved University District Specific Plan and all of the Draft Specific Plan areas are proposed for development at greater than the minimum densities assigned these areas.

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LU-10A: Coordinate the adoption of each specific plan in a manner that provides for the systematic implementation of the General Plan, as is consistent with the growth management and public facilities goals and policies of this General Plan. In order to carry out this policy, the City Council may elect to adopt one specific plan at a time, determine priorities for the adoption of each specific plan, initiate the preparation of a specific plan, or otherwise take action to ensure that the adoption of specific plans adhere to the growth management and public facilities goals and policies of this General Plan. Require that all specific plans prepared pursuant to this General Plan include the following components: [10 components listed]; **LU-10B:** Include within each specific plan, standards and criteria by which development will be phased and standards for the conservation, development, and utilization of natural resources; and **LU-10D:** As part of development of specific plans, through site planning and other techniques, ensure adequate transitions between incompatible uses, while promoting the General Plan intent of integrated development of compatible uses.

Implementation: On August 28, 2001, the City Council approved a Specific Plan Ordinance to facilitate the preparation, adoption and implementation of specific plans consistent with these policies. The Specific Plan for the University District was approved by the City Council on May 23, 2006. The Draft Specific Plans for the Northeast Area and the Southeast Area are currently undergoing environmental review and are being assessed for consistency with the above and other applicable General Plan policies. A Draft EIR for the Wilfred/Dowdell Specific Plan Area has been released, allowing for this Plan to be reviewed by the Planning Commission and City Council in the upcoming months.

LU-10C: Permit hospitals, schools, police and fire stations, parks and other facilities that serve a vital public interest, subject to findings and necessary environmental review, to be located in a specific plan area, even if a specific plan for the area has not been adopted.

Implementation: Parks are proposed within each of the specific plan areas. A public safety station is planned for the west side of the freeway; however there has not been a need identified for either a hospital or additional school site. The ultimate location for the west side public safety station is being considered in conjunction with the planning of the Stadium Area, where property is appropriately zoned "Public/Institutional District." In addition, the approved Development Agreement for the University District directs that a public safety substation shall be provided in the commercial core area of that project. Lastly, the City is undertaking an upgrade of the Main Department of Public Safety facility within the City Center to allow the full operation of fire crews from this location, helping to better serve existing and proposed development.

LU-11: Require preparation of Specific Plan prior to approval of any development in Canon Manor, with the amount of development controlled by the underlying land use designations. **LU-12:** Maintain existing uses in Canon Manor north of Alice Drive. Introduce Low Density Residential uses south of Alice Drive, where few lots have been developed. **LU-13A:** Ensure that uses along Petaluma Hill Road are limited to Open Space, Park and Recreation, or Rural Estate Residential only. **LU-13B:** As part of the

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preparation of the Canon Manor Specific Plan, develop standards for public facilities that appropriate for the area.

Implementation: In October 2001, the City entered into an Agreement with Sonoma County to provide public wastewater service to the Canon Manor West Area. Under the Agreement the County is required to develop a specific plan for the Canon Manor area as part of their General Plan Update process and to consider adopting and imposing development standards for the Canon Manor West Area that are consistent with the City's development standards. An EIR was approved for this project in Spring, 2005 and construction of the necessary infrastructure has been completed.

LU-14: Require preparation of a Specific Plan prior to approval of any development in the **University District**; and **LU-15, LU-16, and LU-18:** [these policies specify a general land use program for the University District area].

Implementation: The University District Specific Plan was approved by the City Council on May 23, 2006.

LU-19: Require preparation of a specific plan prior to approval of any development in the **Northwest Area**; and **LU-20 and LU-21** [these policies specify a general land use program for the Northwest Area].

Implementation: In 2003, the City Council voted to allow separate Specific Plans to be prepared for the north and south components of the Northwest Area. A Draft Specific Plan was subsequently submitted for the south portion (south of Wilfred Avenue.) The Specific Plan application for the Northwest Area has been withdrawn, due to the sale of the property to an alternate owner. The new owner will be required to approach the City regarding the development of the Area and related goals will be discussed at that time.

LU-22: Require preparation of a specific plan prior to approval of any development in the **Southeast Area**; and **LU-23, LU-24, LU-25, and LU-26** [these policies specify a general land use program for the Southeast area].

Implementation: A Preliminary Draft Specific Plan for the Southeast Area was submitted in March 2002. The Planning Commission reviewed it in April 2002 and the City Council in May 2002. A formal Draft Specific Plan was subsequently submitted and a Draft EIR was prepared and circulated for comment. Planning Commission/City Council review of this Specific Plan is expected to take place in 2008.

LU-27: Require preparation of a specific plan prior to approval of any development in the **Northeast Area**; and **LU-28 and LU-29:** [these policies specify a general land use program for the Northeast area].

Implementation: The applicant for the Northeast Specific Plan Area submitted a Preliminary Specific Plan application in October 2001. Concurrently with the University District Specific Plan application, the Planning Commission reviewed the application in December 2001 and the City Council in January 2002. A Draft Specific Plan was subsequently submitted, which was revised and resubmitted in November, 2007. The revised plan is currently in review and an EIR is being prepared for this project. Planning Commission/City Council review of this Specific Plan is expected in the near future.

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LU-30: Prepare and adopt a **City Center** Concept Plan to guide development and redevelopment in the City Center area. **LU-31:** Allow, but do not require, mixed- or multi-use development.

Implementation: The City Center Concept Plan was approved by the City Council in November 2002. Mixed use has been incorporated into two projects in the area (CentreVille and The Arbors), both of which have been completed. Work on the City Center Plaza and the City Center Drive pedestrian improvements is expected to commence in late Summer 2008. A Request for Proposals was released in January, 2008 seeking a developer for a mixed use project on the south side of City center Drive, east of State Farm Drive.

LU-32: Ensure development is in accordance with the adopted Specific Plan for the area. (**Wilfed-Dowell**). **LU-33:** In preparing and adopting the **Wilfred-Dowdell** Specific Plan, incorporate provisions that ensure integration of land uses and design concepts with the adjacent Northwest Specific Plan Area.

Implementation: The Wilfred-Dowdell Specific Plan has been revised, but not yet adopted. The Draft EIR for the Plan was released in February, 2008, with Planning Commisison/City Council review of the Plan expected later this year. The application for the Northwest Specific Plan has been withdrawn, however provisions have been incorporated into the revised Wilfred-Dowdell Specific Plan to provide for a transition between these areas.

LU-34: Areas in the City Planning area, outside the Urban Growth Boundary, should be maintained in agricultural and open space uses consistent with the land use designation in the Sonoma County General Plan.

Implementation: This policy is monitored on an on-going basis.

GROWTH MANAGEMENT

GM-1: Prepare and adopt a Growth Management Ordinance that implements policies in this Element; and **GM-2:** A twenty-year (Year 2020) Urban Growth Boundary is established in accordance with ballot Measure N (2000)... [Gives text of the Measure including the requirement for a growth management program].

Implementation: The text of Measure N was incorporated into the second edition of the General Plan following the November 2000 election. The Growth Management Program Ordinance was adopted by the City Council on July 24, 2001.

GM-3: Establish a “trigger cap” on annual residential development approvals with the following characteristics, in order to maintain an average development pace of 225 housing units per year for any three-year period:....; **GM-4:** Undertake an annual policy review of the “trigger cap” and establish priorities for the coming year, including priority development areas and allocation of “trigger cap” to specific housing types and/or densities; and **GM-5:** In determining preference for allocation of development approval in case demand for residential approvals exceeds availability, ensure that projects with affordable housing components that go beyond the minimum receive adequate preference.

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Implementation: The adopted Growth Management Program Ordinance includes provisions consistent with these policies. The Ordinance was amended in 2004 to refine the trigger cap calculations to use building permit implementation rather than final map filing to better reflect actual population increases and, in 2006, to clarify in-fill residential exemptions and the list of building permit allocation priorities. The City Council conducted its fifth Annual Policy Review of the Growth Management Program on May 22, 2007 and the sixth Annual Review will be completed prior to June, 2008.

GM-6: Require that new development be contiguous with existing or approved development or that development is located within 1,000 feet of City limits existing at the time, in order to obtain development approval.

Implementation: Except for the Specific Plans currently in review, no new development has been proposed outside of the existing City limits. The implementation of the Specific Plans will require their annexations to the City. The annexation of the University District properties was accomplished in 2007.

GM-7: Encourage applicants to enter into development agreements with the City, which would also grant vested development rights, including against any changes that may result from the City Council annual policy review (GM-4), to develop a site over a multi-year period.

Implementation: A Development Agreement Ordinance (No. 676) prescribing the procedure for consideration of development agreements was approved by the City Council on December 11, 2001. The City currently has a development agreement with Kisco Senior Living for the Oak View senior housing complex. A development agreement for the University District Specific Plan Area was approved by the City Council in 2006.

GM-8: For those residential development approvals that do not require the approval of a subdivision map, or otherwise not vested through a development agreement with the City, approvals shall expire after a 24-month period, unless extended for special circumstances by the City Council.

Implementation: This has been and will be made a condition of future residential development approvals. The development agreements for the Oak View and University District projects extend the approvals for those developments.

GM-9: Require that each specific plan include a Public Facilities Financing Plan that explains how streets, water, wastewater, solid waste, and parks, all meeting City standards, will be provided to the project....; **GM-10:** Require that economic, physical and legal feasibility (Policy GM-9) include the method of financing or otherwise paying for the facilities and the plan for receiving approval of all regulatory agencies.; **GM-11:** Allow, only with the approval of the City Council, some required public facilities (GM-9) to be deferred for a specific time period by adopting a Statement of Public Policy Considerations.; **GM-12:** As provided in GM-10, the City Council may allow an exception to the requirement that all public facilities must be provided prior to completion of the development for streets/highways/intersections only, for projects

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subject to a development agreement if it can be demonstrated that although adequate street/highway/intersections are unable to be provided for the development at the time occupancy is projected, such facilities will be provided within two years of the time occupancy is projected. ...; and **GM-13:** Require that new development maintain parkways, creeksides, and open spaces that are part of the development or are required to support it,....

Implementation: The Specific Plan District Ordinance adopted by the City Council on August 28, 2001 includes provisions consistent with these policies. A citywide Public Facilities Financing Plan (PFFP) was adopted in May, 2004 that addresses common infrastructure and service needs that will result from development in each of the specific plan areas, as well as needs associated with new development in general. The PFFP was updated in 2006. Current development fees reflect the amounts approved under the latest version of the PFFP.

GM-14: Require new development to dedicate land to the City in the appropriate amount and location for parks and recreational space, in accordance with the General Plan Diagram, the Specific Plan for the area, and the City's park dedication requirements.

Implementation: A Park and Recreation Dedication and Fees Ordinance (No. 675) prescribing the provisions under which a dedication of land and/or payment of a fee is required was approved by the City Council in December of 2001. The basics of this ordinance have been incorporated into the City's Subdivision Ordinance. The Parks and Recreation Commission reviewed the proposed park sites for the Northeast, Southeast, and University District Specific Plans and found that they are conceptually consistent with the General Plan. The payments of fees or credits for private open space and/or improvements shall be determined prior to the final subdivision maps for these projects.

GM-15: Prepare, adopt, and implement a Capital Improvement Program (CIP), based on established performance standards, to provide a framework to undertake necessary citywide public facility improvements. Ensure that the program reflects expected growth and estimated cost of improvements.

Implementation: The City's first Five-Year Capital Improvement Program (FY '02-'03 to FY'06-'07) was approved by the City Council in June of 2002. The CIP for FY'08-09 to FY'12-13 will be prepared in the near future and the estimated costs of improvements required for certain projects will be included in this CIP, based on the Public Facilities Financing Plan. The Planning Commission will review the draft CIP for consistency with the General Plan.

GM-16: As part of preparation and approval of specific plans and any other implementing ordinances, regulations and development agreements, and allocation of development entitlements for areas of new development, balance non-residential development with residential development over the different phases and require that the contemplated balance of housing types is attained at buildout.

Implementation: This policy will be implemented as applicable to the review and approval of the implementing actions. The development agreement for the University

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District indicates the phasing for the commercial component in respect to the residential components.

GM-17: Consider initiating annexation of Canon Manor Specific Plan Area only if the following conditions are met: adequate public facilities, meeting Rohnert Park's Rural Estate Residential standards established for the area, established either separately or as a part of the Specific Plan, are installed prior to annexation, or a program do so, with secure funding sources, is established to the City's satisfaction; no facility improvement costs are borne by the City of Rohnert Park; and all land in Canon Manor is included in the annexation. Canon Manor shall be deemed to have provided the adequate public facilities when all sites within Canon Manor meet established standards for water, wastewater, streets, lighting, fire hydrants, and other public facilities and services.

Implementation: In October 2001, the City entered into an Agreement with Sonoma County to provide public wastewater service to the Canon Manor West Area. Under the Agreement the County is required to develop a specific plan for the Canon Manor area as part of their General Plan Update process and to consider adopting and imposing development standards for the Canon Manor West Area that are consistent with the City's development standards. Further, the County is to refer all applications for development within the Canon Manor West Area to the City for review, comment and consultation prior to taking action on such applications. Sonoma County has also entered into an agreement with the Penngrove Water Company to provide water service to the Canon Manor West Area. An EIR for this project was approved by the County in Spring, 2005 and the required infrastructure has been installed.

GM-18: Explore the feasibility of annexation of the Sonoma State University Campus.

GM-19: Work with Sonoma State University to establish a planning group to coordinate access and development.

Implementation: Although a formal planning group has not been established, coordination with Sonoma State University is ongoing.

GM-20: Work with Sonoma County to ensure that all land in the Planning Area outside Rohnert Park's Urban Growth Boundary is preserved as open space.

Implementation: This policy is implemented on an ongoing basis.

GM-21: Request that the County allow City review and comment on development proposals submitted to the County on unincorporated land in the Rohnert Park Planning Area; and **GM-23:** Continue joint city / county efforts, such as the Policy-Makers Working Group, to address the Community Separator mitigation issue.

Implementation: These policies are addressed in the September 25, 2001 agreement between the City and Sonoma County, which was developed pursuant to Government Code Section 56425. Staff has also made comments during the County's General Plan Update process regarding the desirability of removing the Wilfred/Dowdell and Northwest Specific Plan Areas from the Community Separator.

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GM-22: Encourage Santa Rosa to designate land within the Wilfred Channel Community Separator and adjacent to it as open space.

Implementation: Staff provided input in relation to this policy during Santa Rosa's General Plan update.

GM-24: Undertake periodic review to monitor General Plan implementation, with the first review scheduled to occur within three years of Plan adoption.

Implementation: The first State-mandated review of the General Plan was held in 2002 and the first Annual Report on the Growth Management Program was prepared in 2003. These reviews have continued to be conducted on an annual basis. The annual General Plan report will be scheduled at a Council meeting prior to April 1st of each year per State Law and the annual Growth Management Report will be presented to the Council prior to the end of each May.

Community Design Element

Summary: This Element provides the goals and policies for protecting and enhancing Rohnert Park's physical and visual character. They provide a framework for reinforcing Rohnert Park's positive attributes, such as compact form and well-defined neighborhoods, and for fostering the creation of distinctive centers with pedestrian and community orientation.

Implementation of Specific Policies.

URBAN FORM AND STRUCTURE

CD-1:ensure that the University District and the City Center are developed as citywide destinations and with a pedestrian orientation.

Implementation: The Specific Plan for the University District and the City Center Concept Plan reflect this policy.

CD-2: Develop linkages between different parts of the city, and foster creation of unique elements that provide identity to the city and the neighborhoods and result in the creation of diverse and distinctive places. Examples include a linear park connecting the eastern neighborhoods with the Sonoma State University campus, interconnected network of streets, public plaza in the University District Area, and extension of creekside greenway.

Implementation: This policy is reflected in the University District Specific Plan and the Draft Specific Plan for the Northeast Area.

CD-3: Designate gateway points at major entrances to the city, and prioritize their design and implementation through the City's Capital Improvement Program. Use landscaping, signs, lighting, and other streetscape design techniques along streets to announce the gateway, and establish development regulations to provide visual emphasis to the gateway.

Implementation: There are several gateway signs located at key entryways into the City. The Development Agreement for the University District requires that the developer contribute funding to gateway monuments on Rohnert Park Expressway at Petaluma Hill Road and Highway 101. The Corridor Studies for Commerce and Southwest Boulevards will identify additional gateway opportunities.

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VIEWS

CD-4 through CD-8: These policies relate to the protection of view corridors along Petaluma Hill Road, Snyder Lane, Bodway Parkway, Rohnert Park Expressway and other major roadways in the City.

Implementation: These policies are being implemented through the Northeast, Southeast, and University District Specific Plans. The Sonoma Mountain Village project now under review will also be subject to the applicable policies.

EDGES

CD-9 through CD-14: These policies relate to the land use, landscaping, setbacks, and urban design treatments along transitional edges between urban areas and open space.

Implementation: These policies are being implemented through the Specific Plans.

NEIGHBORHOODS AND FOCUS AREAS

CD-15: Establish thresholds and procedures for design of new neighborhoods; **CD-16:** Require neighborhood design to be responsive to natural and institutional elements; **CD-18:** Prepare a design standards checklist for design reviews; **CD-19:** ...adopt standards to foster pedestrian orientation of new development in Mixed-Use and Neighborhood Commercial areas; **CD-20:** Encourage buildings to foster a sense of place by providing transitions between street and building...as part of development standards or any design guidelines that may be prepared; **CD-21:** Minimize the visual dominance of garages...; **CD-22:** Provide streets at the edges of each phase of development in order to provide flexibility and better continuity for later phases; **CD-23:** Establish design guidelines for Estate Residential uses to ensure new buildings are consistent with the surrounding areas.

Implementation: On November 27, 2001, the City Council approved a set of Design Guidelines that apply to lands within the existing City limits and in the new development areas. The specific plans for the individual areas also include design criteria specific to the individual development areas. The Final Development Plan for the Sonoma Mountain Village project will also include its own design criteria.

CD-17: Allow townhomes and multifamily dwellings to be integrated with single-family residences.

Implementation: This type of development would be permissible within the mixed-use and high-density residential areas and are included in the Specific Plans and the Sonoma Mountain Village Plan under review. Townhomes are also permitted within the medium-density residential areas.

CD-24: Ensure that the Subdivision Regulations encourage a fine-grained and integrated pattern of streets that provide continuity between neighborhoods, have a human scale, and enhance the character of neighborhoods and activity centers. Ensure that the Subdivision Regulations...

Implementation: The Subdivision Ordinance was revised accordingly in 2005.

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CD-25: Use traffic calming measures to reduce traffic speeds in residential areas rather than limiting the street connections.

Implementation: In July of 2001, the City Engineer organized a public workshop on traffic calming measures with Dan Burton. Neighborhood traffic calming measures are included in the Capital Improvement Program. Traffic control measures have been implemented in the City's "A" and "B" residential sections. The Specific Plans are also being reviewed relative to the design concepts presented by Mr. Burton.

CD-26: Design local streets to not only accommodate traffic, but also to serve as comfortable pedestrian environments. These should include, but not be limited to...;

CD-27: Allow sound walls only for development along US 101 and the NP Railroad, as shown in Figure 3.2-6; **CD-28:** Ensure that development standards do not result in disincentives for providing closely spaced local streets.

Implementation: These policies are implemented through the review of the specific plans and as new development is proposed.

CD-29: To establish flexibility in parking standards, review residential parking requirements in the Zoning Ordinance, and consider implementing the following provisions and exceptions, where appropriate,....

Implementation: The update of the Zoning Ordinance revised the City's existing parking standards accordingly. Staff plans to revisit the City's parking standards in 2008 with the intent of reducing parking requirements to more realistic levels.

CD-30: Encourage development of parking assessment districts for the mixed-use areas. Upon establishment and participation in such a district, do not require parking on individual sites.

Implementation: This policy may be considered in the development of the City Center area and possibly within the mixed-use area of the University District Specific Plan area and the Sonoma Mountain Village project.

CD-31 through CD-39: Relate to the development of the **University District Specific Plan**.

Implementation: These policies are included in the Specific Plan, or have been amended accordingly to reflect the updated plan for this area.

CD-40: Use an adopted **City Center Concept Plan** (Policy LU-30) as the basis for the development character of the area.

Implementation: The City Center Concept Plan was approved by the City Council in November of 2002 and has been used in reviewing the "CentreVille" project approved in 2003 and "The Arbors" affordable housing project approved in 2004. A design for a proposed Plaza in this area has been developed, as have other potential enhancements to City Center Drive through this area. A commercial center at the western edge of City Center features a clock tower as a distinctive landmark, in conformance with the Plan. A Request for Proposals for a mixed use project on the south side of City Center Drive has also been released to prospective developers.

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CD-41 through CD-43: *Relate to the development of the Northeast Specific Plan.*

Implementation: These policies are being reviewed and implemented through the review and development of the Specific Plan.

CD-44 through CD-48: *Relate to the development of the Northwest Specific Plan.*

Implementation: These policies will be implemented through the review and development of the Specific Plan, which is currently on hold pending a new application from the new property owner.

CD-49 through CD-52: *Relate to the development of the Southeast Specific Plan.*

Implementation: These policies are being reviewed and implemented through the review and development of the Specific Plan.

CD-53: Ensure that new development in existing neighborhoods is respectful of the character of existing uses and causes minimal design intrusion.

Implementation: This policy is implemented through the Planning Commission's Site Plan and Architectural Review process and the City's adopted Design Guidelines

CD-54: In cooperation with merchants, undertake a streetscape program for Commerce Boulevard that provides high branching trees that permit the stores to be seen but provide a canopy to the street. Provide shrubs to screen parking from the streets.

Implementation: This policy has not yet been implemented throughout the area, but is implemented as properties develop/redevelop. The Corridor Study currently underway will help determine how best to redevelop the streetscape along this thoroughfare.

CD-55: Require all development within commercial districts to provide pedestrian amenities, including: Pedestrian walkways through parking lots to connect buildings on opposite sides of parking areas; Sidewalks wide enough to accommodate pedestrian use; Sidewalk intersection bulbs, to reduce the walking distance across streets; Pedestrian lighting, benches, street trees, and other sidewalk amenities; and Landscaping that complements pedestrian circulation and eliminates barriers to pedestrian access.

Implementation: This policy is implemented through the Planning Commission's Site Plan and Architectural Review process and the City's Design Guidelines.

CD-56: As part of the Zoning Ordinance, maintain development standards for all development within commercial districts that include, but are not limited to.....

Implementation: This policy was implemented through the update of the Zoning Ordinance.

CD-57: Encourage the integration of art and cultural components in public places and facilities; and **CD-58:** Include art and cultural components in areas of new development and redevelopment.

Implementation: A Public Art Ordinance (Chapter 17.18 of the Municipal Code) was adopted by the Council in 2007 to ensure that public art is an element of larger commercial and industrial projects. Public art is also provided through the Planning Commission's Site Plan and Architectural Review process and through the review of conditional use permit applications, when appropriate. The development of the Specific Plan Areas will include the installation of public art where appropriate. The University District Development Agreement includes a provision for public art funding.

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Transportation Element

Summary: This Element provides the goals, policies, programs and standards to maintain mobility and reduce traffic congestion, improve connections between different parts of the city, further an integrated multi-modal transportation system, and provide incentives for travel demand reduction.

Implementation of Specific Policies.

STREET SYSTEM

TR-1: Establish LOS C as the minimum standard for all arterial and collector roadway segments (“segments”) and intersections, except for....; and **TR-2:** Require mitigation measures, as needed, for new development that increases traffic such that LOS levels fall below the established minimum standard.

Implementation: This policy is implemented through the preparation of traffic studies for large projects that may impact the LOS at major intersections, and the development of appropriate mitigation measures. The EIRs for the Specific Plans and Planned Developments include traffic analyses that reflect this policy.

TR-3 through TR-12: These policies relate primarily to development within the Specific Plan areas and to the City’s Capital Improvement Program.

Implementation: These policies are being reviewed and implemented through the review and development of the Specific Plans. The City’s CIP has been developed as a mechanism for addressing the prioritization of the public works projects as well as other City infrastructure and facility projects.

TR-13: Explore the feasibility of undertaking measures to address localized congestion at school drop-off and pick-up locations.

Implementation: Some of the localized improvements in front of schools will occur with the roadway improvements that will be required as part of the development of the Specific Plan and Planned Development areas.

TR-14: Work with CalTrans to coordinate widening projects, interchange improvements, and other improvements along US 101.

Implementation: Rohnert Park is an active member of the Sonoma County Transportation Authority (SCTA), the body responsible for programming State and Federal transportation funds in the county. Rohnert Park has encouraged funding options for improvements to Highway 101, including sales tax measures and bonding.

TR-15: Encourage CalTrans, the Metropolitan Transportation Commission (MTC), and the Sonoma County Transportation Authority (SCTA) to plan, fund, and implement improvements to the Wilfred Avenue interchange along US 101.

Implementation: Rohnert Park successfully advocated for this project as the highest priority in the unfunded projects when the 2002 STIP was being drafted. The Golf Course/Wilfred interchange is now fully funded and is scheduled for construction within the next few years.

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TR-16: Encourage CalTrans, in cooperation with the City of Cotati, to relocate the northbound on-ramp at the SR 116 interchange along US 101.

Implementation: The improvements to the Highway 101/SR 116 interchange are included on the list of interchanges in the Countywide Transportation Plan, including the relocation of the northbound onramp.

TR-17: Encourage CalTrans, Metropolitan Transportation Commission (MTC), and Sonoma County Transportation Authority (SCTA) to plan, fund, and implement high-occupancy vehicle (HOV) lanes along US 101 between Santa Rosa Avenue and SR 116.

Implementation: As an active member of the SCTA, Rohnert Park has voted in favor of the current bond financing that will facilitate the construction of the HOV lanes in a 10-year time period.

TR-18: Work with Sonoma County and SCTA to maintain LOS standards along congested segments of the designated Monitored Transportation Network within the Rohnert Park Planning Area. **TR-19:** Work with Sonoma County to coordinate improvements to major roads in the unincorporated parts of the Rohnert Park Planning Area. **TR-20:** Work with Sonoma County and SCTA to plan improvements to Petaluma Hill Road.

Implementation: The City has expressed a willingness to work with Sonoma County and the SCTA on a plan to improve traffic flow along Petaluma Hill Road and other regional routes within the Rohnert Park Planning Area. The Development Agreement for the University District includes a requirement for a regional traffic improvement fee to act as a placeholder until such time as the necessary improvements have been identified and the required nexus study completed.

TR-21 A: Work with Sonoma County, the City of Santa Rosa, the City of Cotati, and the City of Petaluma ("Contributing Jurisdictions") and the Sonoma County Transportation Authority (SCTA) to plan and implement selected improvements necessary to mitigate impacts of increased traffic congestion on major roads and intersections in Penngrove ("Regional Mitigation Plan").

Implementation: This policy is addressed in the Government Code Section 56425 agreement between the City and Sonoma County and in the City's expressed willingness to work with the respective agencies on the development of a plan to improve traffic flow in the Penngrove Area. Sonoma County is currently working with residents of the Penngrove community to develop alternative traffic mitigation scenarios which are being reviewed as part of the Sonoma County General Plan update. The Development Agreement for the University District includes a requirement for a regional traffic improvement fee to act as a placeholder until such time as the necessary improvements have been identified and the required nexus study completed.

TR-21 B: Work with City of Cotati and Sonoma State University to determine feasible measures to mitigate impacts of increased traffic on East Cotati Avenue associated with the proposed growth assumptions in the 2000 General Plan....

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Implementation: Impacts and feasible mitigation measures have been studied through the traffic study prepared for the Public Facilities Financing Plan and the individual studies being undertaken for the Specific Plan EIRs.

TRANSPORTATION DEMAND MANAGEMENT

TR-22: In cooperation with the Chamber of Commerce, adopt a non-mandatory employer-based transportation demand management (TDM) program for Rohnert Park businesses. **TR-24:** Adopt and implement a TDM program to encourage the use of alternative modes by City Employees.

Implementation: The new City Hall is designed with features that will encourage alternative modes of travel by City Employees, as well as by visitors to that facility.

TR-23: Allow reductions in transportation impact fees on new non-residential development commensurate with provision of TDM measures and develop reduction parameters.

Implementation: With the slowing of the economy there has not been an opportunity to implement this policy as written. Provisions for parking reductions for businesses that have a TDM program have been approved in the Zoning Ordinance update.

TR-25: As part of the Zoning Ordinance update and preparation of specific plans, establish parking standards that help reduce automobile trips by.....

Implementation: The Zoning Ordinance was approved by the City Council in May of 2003 and includes these provisions. Staff intends to revisit this matter in 2008 to assess the current parking standards with an eye to reductions where possible.

TRANSIT

TR-26: Work with Sonoma County Transit and Golden Gate Transit to increase bus service between Rohnert Park and other cities in the Bay Area. **TR-27:** Work with Sonoma County Transit and Golden Gate Transit to develop an expanded bus route system, in order to serve areas of new development in Rohnert Park. **TR-28:** Work with SSU to explore the feasibility of a campus shuttle. **TR-29:** Explore the feasibility of offering additional student discounts on monthly bus passes, in consultation with SSU, Sonoma County Transit, and Golden Gate Transit. **TR-30:** In consultation with Golden Gate Transit and Sonoma County Transit, determine appropriate locations of new bus stops, in conjunction with increased service and expanded routes; **TR-31:** Require project proponents to provide bus stops and shelters in conjunction with new development; and **TR-32:** Work with Sonoma County Transit, Golden Gate Transit, and private developers to ensure that bus stops and shelters adhere to the following standards:....

Implementation: The planning for transit service to new development is being implemented during the review of project applications and the specific plans. For example, the University District Specific Plan includes a transit plan to serve the future residents of that development.

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TR-33: Encourage the Sonoma County Transportation Authority (SCTA) to continue in their efforts to develop commuter rail service along the Northwestern Pacific (NP) right-of-way. Work with SCTA to resolve issues regarding commuter rail design and operation in Rohnert Park....; and **TR-34:** Undertake a comprehensive study to evaluate and implement a multi-hub transit corridor along Rohnert Park Expressway...

Implementation: Members of the City Council and City staff continue to participate with SCTA and in discussions on the development of the SMART commuter rail service.

TR-35: Work with CalTrans to implement plans for the park-and-ride lot in the northeast quadrant of the Rohnert Park Expressway interchange along US 101. **TR-36:** Explore the feasibility of additional park and ride lots at the Rohnert Park Expressway and Wilfred Avenue interchange along US101.

Implementation: The construction of the park-and-ride lot at the northeast section of Rohnert Park Expressway interchange has been completed. Also planned is an expansion of the park and ride lot at the Wilfred Avenue interchange to accommodate both carpooling and a future SMART train station.

PEDESTRIAN AND BICYCLE CIRCULATION

TR-37: Provide continuous sidewalks along all existing and future streets. **TR-38:** Establish pedestrian-friendly amenities along streets that run through or adjacent to areas designated for Mixed Use, High Density Residential, Public or Parks. Ensure that...; and **TR-41:** Ensure that bikeways are continuous and interconnected, and that access points into bikeways minimize conflicts with bicycle and traffic circulation.

Implementation: These policies are implemented during the review of project applications.

TR-39: Update the Bicycle Master Plan to incorporate Class I bikeways shown in Figure 4.4-1. Develop locations and alignments for Class II and Class III bikeways. **TR-40:** Implement comprehensive design standards for bikeways, as part of the Bicycle Master Plan. Ensure that adequate lighting, signage, and other amenities are provided. **TR-42:** Make bikeway improvements a funding priority.

Implementation: Bikeway improvements have been included in the Capital Improvement Program. The Bicycle Advisory Committee meets monthly to establish priority recommendations for bikeway improvements. Staff has worked to secure funding for uncompleted portions of the bike path systems, including the Commerce Boulevard/Hinebaugh Creek bridge and the trail extension to Crane Creek Regional Park. Staff is also contributing to the Countywide Bicycle & Pedestrian Master Plan being prepared by SCTA.

TR-43: Establish requirements for bicycle parking as part of the Zoning Ordinance update. Ensure that secure bicycle parking is provided in conjunction with new development ...

Implementation: Bicycle parking requirements are included in the updated Zoning Ordinance and are included as conditions of approval on Site Plan and Architectural Review applications.

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Open Space, Parks, and Public Facilities Element

Summary: This Element addresses the valuable park and open space resources within and around Rohnert Park. It also address public resources, including schools, water service, and wastewater collection and disposal.

Implementation of Specific Policies.

OPEN SPACE

OS-1: Work with Sonoma County to ensure that land in the Planning Area designated as Open Space in the Rohnert Park General Plan is maintained in rural use or as permanent open space; **OS-3:** As part of the Northwest Area Specific Plan, which will include development in the County-designated Northwest Community Separator, require the permanent preservation of open space in an area that provides visual relief from continuous urbanization and is a special type of scenic border. Except as provided in OS-4A, a minimum of one acre of open space land will be required for each acre of Community Separator land converted to urban uses; **OS-4:** Approximately 180 acres of land will be required to be preserved based upon approximately 180 acres of land in the Northwest Community Separator that will be developed with urban uses; **OS-4A:** The geographic area suitable for Community Separator mitigation is limited to lands within the Rohnert Park Planning Area.....; **OS-4C:** Ensure that permanent preservation of open space takes the form of grants in fee title or easement to the appropriate governmental body (other than the City of Rohnert Park) or third party land trust, and that provision is made for the maintenance of the open space; and **OS-4D:** The City shall adopt an adequate and appropriate mechanism to ensure that the required open space mitigation will occur through acquisition of open space land within the areas described in OS-4A or payment of a fee in lieu of acquisition.....

Implementation: These policies are addressed in the Government Code Section 56425 agreement between the City and Sonoma County. Staff has provided comments to the County as a part of the County General Plan Update requesting that properties within the UGB be removed from the Community Separator.

OS-2: Encourage dedication of the open space buffers along the westside of Petaluma Hill Road as part of the University District, Northeast and Southeast Specific Plans.

Implementation: These open space buffers are shown on the Draft Specific Plan submitted for the Northeast Area and the adopted Specific Plan for the University District. The open space buffer previously proposed for the Southeast Specific Plan area has been removed from the Plan area and the City's sphere-of-influence, in compliance with the judgment with the South County Resource Preservation Committee.

OS-5: Ensure that open space parcels are aggregated to the maximum extent feasible, in order to avoid piecemeal acquisition that would not serve to mitigate the loss of community separator lands. However, acquisition of individual open space parcels may occur...

OS-6: Require property developers adjacent to sites where agricultural use is permitted or conducted to inform subsequent buyers of potential continued agricultural production....;

OS-7: Use creek protection zones for permanent public open space and compatible

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purposes including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscapings. **OS-8:** Explore the feasibility of integrating natural and restored wetlands and vernal pool areas with new development or open space areas. **OS-9:** As part of the specific plan process, institute mechanisms for maintenance of Open Space west of Petaluma Hill Road. Establish standards and schedules for the maintenance and management of any City-owned open space. **OS-9A:** Undertake a study to explore the feasibility of mitigating open space loss on the East Side.

Implementation: These policies are implemented as the specific plans and development proposals are reviewed and processed.

PARKS

OS-10: Prepare a Parks, Recreation, and Open Space (PROS) Master Plan as the implementing tool for General Plan park and recreation policies and proposals...; **OS-14:** Continue cooperating with the Cotati-Rohnert Park School District to develop parks near schools as joint use facilities and coordinate maintenance and management of park/school sites; **OS-15:** Integrate citywide plans for bicycle and pedestrian paths with park plans; **OS-16:** Expand the city's network of bike and pedestrian paths in areas of new development; and **OS-17:** Ensure that parks and recreation facilities are safe secure areas.

Implementation: The Parks, Recreation and Open Space Master Plan is nearing completion.

OS-11: As part of the update of the Subdivision Regulations, establish parkland dedication or in lieu fee at a standard of five acres of community and neighborhood parks per 1,000 new residents. Require development in high-intensity employment-generating areas—such as the University District—to provide additional parkland for employees at 1 acre per 250,000 square feet of non-residential development. **OS-12:** Acquire and develop new parks in the approximate locations and sizes shown on Figures in the General Plan.

Implementation: A Park and Recreation Dedication and Fees Ordinance (No. 675) prescribing the provisions under which a dedication of land and/or payment of a fee are required was approved by the City Council in December 2001. This Ordinance was incorporated in the amended Subdivision Ordinance, approved in 2005. Further, the applicants for the specific plans have been required to show the locations of the parks within their plan areas and to provide conceptual plans for the development of the parks. The Parks and Recreation Commission has also reviewed the proposed park sites within the University District, Northeast and Southeast Specific Plan Areas for consistency with the General Plan and will review the improvements proposed for the individual park sites prior to the approval of final subdivision maps in these areas. Lastly, the Council approved amendments to the Municipal Code that allow the Parks and Recreation Commission to review park sites proposed within Specific Plan areas or Planned Development Districts prior to the approval of those plans by the City Council.

OS-13: Develop the approximately 50-acre area north of Crane Creek west of Petaluma Hill Road as community recreation fields within City limits.

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Implementation: Development of this site as the “Community Fields” envisioned by the General Plan would be contingent on the City’s ability to fund the required improvements and their ongoing maintenance.

OS-16: Expand the city’s network of bike and pedestrian paths in areas of new development, and **OS-17:** Ensure that parks and recreation facilities are safe secure areas.

Implementation: These policies are implemented through the review of new development project applications. The City’s Bicycle Advisory Committee reviews project applications to ensure their conformity with the existing Bicycle Master Plan and the Committee’s proposed concepts for the updated Plan. The City’s Public Safety, Public Works, and Recreation Departments also implement policy OS-17 on an ongoing basis.

SCHOOLS

PF-1: Work actively with the Cotati-Rohnert Park Unified School District (CRPUSD) to amend school district boundaries, so that all new development under this General Plan is included in the CRPUSD. Encourage CRPUSD, the Bellevue Union School District (BUSD), and the Santa Rosa High School District (SRHSD) to reach a negotiated agreement on the boundary changes; **PF-2:** Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to provide adequate high school sites and facilities; **PF-3:** Require developers to dedicate any necessary school sites to the CRPUSD; **PF-4:** Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to ensure that CRPUSD land that is part of the Creekside Middle School site and is not needed for school facilities is developed in accordance with the General Plan Diagram; and **PF-6:** In case CRPUSD determines that the vacant...site...adjacent to Creekside Middle School is no longer needed...,encourage its development with Medium Density Residential use.

Implementation: The Specific Plan EIRs study boundary reorganization where applicable and analyze the need for additional school facilities. The University District Specific Plan proponents were successful in affecting the detachment of a portion of the Specific Plan area from the BUSD and SRHSD boundaries and its incorporation in the CRPUSD service area. CRPUSD still owns vacant land near Creekside Middle School which is within the University District Specific Plan Area and has been determined to be surplus land that may be sold for potential development. A need for additional land has not been identified.

PF-5: Work with CRPUSD to reuse any closed elementary school sites, and ensure that the new uses are compatible with adjacent uses.

Implementation: The CRPUSD relocated the El Camino High School to the former Crane School facility and moved the District offices from the SSU campus to the former El Camino High School location. Staff will work with CRPUSD on the planned closures of Gold Ridge and La Fiesta Elementary Schools.

WASTEWATER

PF-7: Continue participation in the planning, financing, and construction of wastewater treatment capacity expansions of the Subregional Wastewater Disposal System. Explore opportunities for increasing reclaimed water use and decreasing potable water demand.

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Implementation: The City is an active member of the Subregional System and is working to expand the use of reclaimed water, wherever feasible. In the newly developed areas, the use of reclaimed water will be expanded as feasible. The City has also participated in the preparation of the Incremental Recycled Water Program master plan, which identifies a potential reclaimed water storage area in this area that could serve future reclaimed water needs.

PF-8: Undertake a detailed evaluation of the wastewater capacity needs associated with General Plan buildout. Seek from the City of Santa Rosa an increase in Rohnert Park's wastewater treatment capacity allocation that would become available in time to serve anticipated growth. Re-examine General Plan growth projections and development approval processes if additional capacity does not become available by 2012. **PF-9:** Require developers to install or pay for sewer lines and other sewer improvements needed to accommodate new development.

Implementation: The City of Santa Rosa has agreed to loan the City of Rohnert Park sewer capacity until the Subregional System is expanded. This effectively eliminates sewer capacity as a constraint on growth. Further, the Public Facilities Financing Plan addresses the infrastructure and service needs of the City associated with General Plan buildout.

PF-10: Continue to work with residents in Canon Manor to coordinate the provision and timing of wastewater services and facilities.

Implementation: In October 2001, the City entered into an Agreement with Sonoma County to provide public wastewater service to the Canon Manor West Area. An EIR has been approved by Sonoma County for this project and construction is completed.

WATER

PF-11: Based upon the groundwater study prepared for the City in May, 2000 entitled City of Rohnert Park Groundwater Study, monitor the operation of the municipal well field on a monthly basis to ensure that production does not exceed the recharge rates quantified in the study so as to result in a substantial lowering of groundwater levels in the vicinity of the Urban Growth Boundary; **PF-11A:** Develop a monthly municipal wellfield monitoring program that (i) identifies points of compliance; (ii) establishes the factors to be considered in determining when production which exceeds the recharge rates will result in a substantial lowering of groundwater levels ("thresholds"); and (iii) includes any other information necessary to implement PF 11; **PF-11B:** In the event that the monthly municipal wellfield monitoring program concludes that a substantial lowering of groundwater levels in the vicinity of the Urban Growth Boundary will occur because development proposed in the area outside the existing City limits as of July 1, 2000 requires production that exceeds the appropriate recharge rates, the City shall either disapprove such development or deny such development connection to the water system until such time that the program concludes that the City is in compliance with the standard established in PF-11; and **PF-13:** Continue to collect and analyze monthly groundwater level data to assist in management and operation of Rohnert Park's municipal wellfield. Coordinate with other agencies on regional drawdown impacts.

Implementation: The City is undertaking its groundwater monitoring program by gathering groundwater data at key locations in the city. The City prepared a Water

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Supply Assessment, approved in January, 2005, that analyzes the City's future water requirements and the ability of the existing and future water supply to address those needs. (Note: The City's Water Supply Assessment was found to require additional analysis by the Sonoma County Superior Court in 2006 (*O.W.L. Foundation v. City of Rohnert Park*). An appeal of the court's ruling has been filed, which stays that judgment.) An Urban Water Management Plan was also adopted by the City in 2007.

PF-12: Work with the Sonoma County Water Agency and other water contractors who rely on the Petaluma Aqueduct System to ensure adequate water deliveries for all the contractors' needs.

Implementation: Rohnert Park is an active member of the Water Advisory Committee to the Sonoma County Water Agency, and works to ensure adequate water supplies to all the water contractors.

PF-14: Require developers to dedicate new well sites in locations identified by the City and to pay for the cost of new wells, water lines, and other water supply infrastructure needed to accommodate new development.

Implementation: The water supply infrastructure needs and financing of the specific plan areas are being studied through the preparation of the related EIRs and will be implemented through the Public Facilities Financing Plan. The City's Water Supply Assessment also examined the City's ability to provide water to future development. The Stipulated Judgment settling a lawsuit on the General Plan EIR effectively eliminates the use of wells within specific plan area properties, so the City of Rohnert Park is not requiring the dedication of well sites.

CONSERVATION

PF-15: Continue to require water-conserving devices for all new development; and **PF-16:** Require non-residential uses to implement water conservation practices as a condition of development.

Implementation: These policies are implemented through conditions of approval and at the time of building permit review pursuant to Title 24.

PF-17: Develop a comprehensive wastewater flow reduction program for existing and new non-residential uses.

Implementation: Rohnert Park continues to fund its toilet and showerhead replacement program, offering rebates for high efficiency toilets and low-flow showerheads to residents and rebates to homeowners who do their own toilet replacement. Water meters have been installed Citywide and sewer rates are now consumption based for all users. The City's average dry weather month sewer flow is now nearly 20% lower than it was in 1999.

PF-18: Work with SCWA to offer rebates on water bills for non-residential uses that reduce water usage.

Implementation: Rohnert Park works through the WAC to request water conservation funding through the Sonoma County Water Agency's annual budget process.

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PF-19: In cooperation with the business community, develop best management practices for water conservation for Rohnert Park business, and then make the information available to the public.

Implementation: Rohnert Park offers free toilet replacements, free flush-valve toilet upgrades, and free urinal upgrades to the commercial water customers in the city. Water conservation literature is made available to the business owners who wish to reduce their water consumption. Businesses are also encouraged to connect to the reclaimed water system for irrigation uses wherever feasible. Water meters have been installed Citywide and water rates were set by the City Council in 2003. The city also provides landscape water budgets to commercial properties.

PF-20: At the request of businesses, conduct water audits and work with them to develop plans for reducing wastewater and discharge; **PF-21:** Continue to use reclaimed wastewater to irrigate parks, recreational facilities, and landscaping; and **PF-24:** Implement applicable large landscape conservation programs and incentives, as identified in the proposed MOU Regarding Water Transmission System Capacity Allocation During Temporary Impairment (4/24/00).

Implementation: The City does have water audit programs for commercial properties and is implementing all programs and incentives identified in the Temporary Impairment MOU. The majority of the large landscape water users are currently connected to the reclaimed water system in Rohnert Park, and new projects are required to provide reclaimed water for landscaping, or at least allow for its retrofit when available. Other businesses are encouraged to connect to the system wherever feasible.

PF-22: Adopt and implement a comprehensive water conservation program to encourage efficient water use by City employees and other users of City facilities.

Implementation: The City has replaced all of the old toilet and lavatory fixtures in City buildings with current low-flow devices. The remodel of the future City Hall building will include water conservation features.

PF-23: Commit to implement Best Management Practices (BMPs) of water conservation.

Implementation: The City Council signed a Memorandum of Understanding with the California Urban Water Conservation Council (CUWCC) in October of 2001. The CUWCC has been instrumental in formulating the water BMPs, and requires the signatory agencies to implement them in a reasonable time frame.

PF-25: Adopt a water conservation rate schedule that: increases as the quantity of water used increases (i.e., a tiered rate schedule); and/or provides seasonal rates or excess-use surcharges to reduce peak demands during summer months.

Implementation: Rohnert Park has adopted a conservation rate schedule that increases as the quantity of water used increases.

Environmental Conservation Element

Summary: This Element contains goals and policies to address the conservation and proper management of the community's its natural resources including its developed and undeveloped open spaces, creeks, agricultural resources, and areas with high potential to

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sustain wetlands, vernal pools, and wildlife. It also addresses the conservation of the area's historic and archaeological resources.

Implementation of Specific Policies.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

EC-1: Undertake an inventory of historic resources to determine sites or buildings of federal, State, or local historic significance.

Implementation: The Specific Plan EIRs and those prepared for other applicable projects (e.g. the Stadium Area and Sonoma Mountain Village Plans) contain analyses of historic resources and, where applicable, mitigation measures to address any impacts on these resources.

EC-2: Insure the protection of known archaeological resources in the city by requiring a records review for any development proposed in areas that are considered archaeologically sensitive for Native American and/or historic remains. Require construction activities and development adjacent to sites of historic or archaeological; and **EC-3:** In accordance with CEQA and the State Public Resources Code, require the preparation of a resource mitigation plan and monitoring program by a qualified archaeologist in the event that archaeological resources are discovered.

Implementation: These policies are implemented on an on-going basis through the project application review process.

HABITAT AND BIOLOGICAL RESOURCES

EC-4: Cooperate with State and federal agencies to ensure that development does not substantially affect special status species appearing on any State or federal list of rare, endangered, or threatened species. Require assessments of biological resources prior to approval of any development within 300 feet of any creeks, high potential wetlands, or habitat areas of identified special status species, as depicted in Figure 6.2-1; **EC-5:** Require development in areas with high and moderate wetlands potential and habitat areas delineated in Figure 6.2-1, as well as other areas where wetland or habitat for special-status species is present, to complete assessments of biological resources; and **EC-7:** Encourage planting of native vegetation in new development sites, parks, public areas, and open space.

Implementation: These policies are implemented on an on-going basis through the project application review process.

EC-8: As part of the City's Park, Recreation, and Open Space Master Plan (see Chapter 5: Open Space, Parks, and Public Facilities), institute an ongoing program to remove and prevent the re-establishment of invasive plant species from ecologically sensitive areas, including City parks and other City-owned open space.

Implementation: This policy is under consideration by the Recreation and Parks Department, the Recreation and Parks Commission, and the PROS Committee in the preparation of the Parks, Recreation and Open Space Master Plan, as well as by the Creeks Master Plan Committee.

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EC-9: As part of the City's Capital Improvement Program (see Policy GM-15 in the Chapter 2: Land Use and Growth Management), incorporate a tree planting program for new and existing streets and maintenance of existing trees.

Implementation: Although not included in the City's Capital Improvement Program, the City has an ongoing program for planting new street trees and maintaining existing trees. Tree maintenance is included in the City's standard landscaping contracts. Further, the landscape standards in the Zoning Ordinance update include a provision requiring bonding to ensure plants get established and are maintained. New development within the specific plan areas will require street tree palettes to direct the planting of trees in these areas.

EC-10: As part of development approval in any new growth area, require participation in a landscape assessment district, with responsibility for maintaining creekways, open spaces, landscaped medians, and other similar features.

Implementation: This policy is being implemented through the review and processing of the various Specific Plans and Planned Developments and through the maintenance of the citywide Public Facilities Financing Plan. The University District Specific Plan Area will utilize a homeowners' association for landscape maintenance, and the Development Agreement includes provision for a Maintenance Annuity Fee that will provide additional funding for the maintenance of such areas.

EC-11: As part of the update of the City's Zoning Ordinance, establish landscape and tree planting standards, including provisions for large paved areas such as parking lots.

Implementation: This policy is being implemented through the updated Zoning Ordinance.

EC-12: Protect oaks and other native trees that are of significant size through the establishment of a Heritage Tree Protection Ordinance.

Implementation: A Tree Preservation Ordinance has been prepared by Staff and was adopted by the City Council in 2007.

EC-13: Maintain creek protection zones extending a minimum of 50 feet (measured from the tops of the banks and a strip of land extending laterally outward from the top of each bank) for creeks, with extended buffers where significant habitat areas or high potential wetlands exist....

Implementation: This policy is implemented on an on-going basis through the project application review process. Creek protection zone standards are included in the Zoning Ordinance update. The approved University District Specific Plan includes wide buffers along creeks and the proposed Northeast Specific Plan includes similar creek buffers.

EC-14: As part of specific plans, require evaluation and implementation of appropriate measures for creek bank stabilization, and any necessary steps to reduce erosion and sedimentation, but preserve natural creek channels and riparian vegetation.

Implementation: This policy is being implemented through the review and processing of the specific plans.

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WATER QUALITY

EC-15: Continue working with the Regional Water Quality Control Board to protect water quality; **EC-16:** Regularly monitor water quality to maintain high levels of water quality for human consumption and ecosystem health; **EC-17:** Work with the relevant agencies to ensure that groundwater supplies are not contaminated in the recharge areas east of the city; **EC-18:** Protect waterways by prohibiting the dumping of debris and refuse in and near waterways and storm drains; **EC-19:** Require new construction to utilize site preparation, grading, and foundation designs for erosion control to prevent sedimentation and contamination of streams.

Implementation: These policies are implemented on an on-going basis. In addition, City Staff uses the Storm Water Best Management Practices for New Development and Redevelopment prepared by Sonoma County and the City of Santa Rosa for projects greater than one acre in size.

EC-21: Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding.

Implementation: Creek setback zones are being established for new developments in the Specific Plan areas, in coordination with requirements from the Regional Water Quality Control Board pertaining to storm drain runoff prior to creeks.

AIR QUALITY

EC-22: Cooperate with the Bay Area Air Quality Management District to achieve emissions reductions for nonattainment pollutants, including carbon monoxide, ozone, and PM-10, by implementation of air pollution control measures as required by State and federal statutes; **EC-23:** Use the City's development review process and the California Environmental Quality Act (CEQA) regulations to evaluate and mitigate the local and cumulative effects of new development on air quality; **EC-24:** Adopt the standard construction dust abatement measures included in BAAQMD's CEQA Guidelines; **EC-25:** Prohibit emission-generating facilities in the Northwest Specific Plan area or in the planned industrial areas in the southeast; and **EC-26:** Encourage new residential development and remodeled homes to install clean-burning fireplaces and wood stoves.

Implementation: These policies are implemented on an on-going basis. Planning staff attends local workshops regarding BAAQMD standards and CEQA review updates. In addition, there are no plans for emission-generating facilities in any of the Specific Plan or Planned Development areas.

Health and Safety Element

Summary: This Element addresses the protection of the community from risks posed by environmental hazards as well as emergency preparedness and management.

Implementation of Specific Policies.

SEISMIC AND GEOLOGIC HAZARDS

HS-1: Require new construction to utilize site preparation, grading, and foundation designs in accordance with site-specific soil conditions. Require submittal of a

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preliminary soils report, prepared by a registered civil engineer; and **HS-2:** Continue requiring all new buildings in the city to be built under the seismic requirements of the Uniform Building Code and Uniform Plumbing Code.

Implementation: These policies are implemented on an on-going basis.

DRAINAGE, EROSION, STORMWATER, AND FLOODING

HS-3: Prepare and implement a Storm Water Management Plan to ensure protection of the surface and groundwater resources.

Implementation: The City has prepared a plan that complies with EPA regulations. The City is also using the Storm Water Best Management Practices for New Development and Redevelopment prepared by Sonoma County and the City of Santa Rosa to assess the storm water impacts of new projects and to ensure compliance with Federal standards.

HS-4: Ensure that the City's regulations pertaining to subdivision design, zoning, building, and grading ordinances and policies continue to include measures to minimize erosion and sedimentation.

Implementation: This is an ongoing program.

HS-5: As part of the building permit process, require all development projects to comply with hydrology and drainage policies....; **HS-6:** As part of the building permit process, require new development greater than five acres in size to prepare and implement a site-specific storm water pollution prevention plan....

Implementation: These policies are primarily implemented through the preparation and adoption of the specific plans for the expanded areas of the City and through the development review process for other projects. Implementation of Policy HS-6 has been changed to construction projects that disturb one acre or more of soil pursuant to the statewide General Permit adopted by the California State Water Resources Control Board, and the Storm Water Best Management Practices for New Development and Redevelopment prepared by Sonoma County and the City of Santa Rosa are used to assess the storm water impacts of such projects.

HS-7: Prepare engineering studies when necessary to update drainage and flood zone maps and, during rainstorms, conduct surveys and document locations of flooding.

Implementation: The surveys and documentation of flooding locations is done on an ongoing basis.

HS-8: Systematically conduct maintenance, make repairs, or improve drainage facilities to minimize localized flooding during rainstorms. Provide treatment to first-flush runoff flows, street sweeping programs, and additional source controls to minimize non-point source pollution; **HS-9:** Use the City's development review process to ensure that proposed development located in 100-year flood zones undertakes measures to provide adequate protection from flood hazards; **HS-10:** Continue to use the National Flood Insurance Program standards and regulations as guidelines for implementation...; and **HS-11:** In cooperation with the Sonoma County Water Agency, maintain flood plain areas, drainage channels, and other drainage structures and improve drainage channel

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capacity in ways that will preserve the natural character of habitat areas, riparian corridors, and waterways to the maximum extent feasible.

Implementation: These policies are implemented on an on-going basis.

SOLID WASTE MANAGEMENT AND RECYCLING

HS-12: Continue to work toward reducing solid waste and increasing recycling, in compliance with the Sonoma County Integrated Waste Management Plan.

Implementation: This policy was considered in the City's selection of a waste management firm. The City has worked with and continues to work with Rohnert Park Disposal to improve recycling services.

HS-13: As part of development review and environmental analysis, ensure that new multifamily residential and all non-residential development comply with the City's Source Reduction and Recycling Element and Household Hazardous Waste Element, as well as the Sonoma County Integrated Waste Management Plan; **HS-14:** As part of the City's CIP, the Parks, Recreation and Open Space Master Plan....explore the feasibility of installing recycling receptacles...in parks and other public areas....; **HS-15:** Require new multifamily residential and all non-residential development to incorporate attractive and convenient interior and exterior storage areas for recyclables into new or remodeled buildings, to make recycling activities more convenient for those who use the buildings.

Implementation: The provision of appropriate recycling storage collection areas has been made a condition of project approvals and is included in the updated Zoning Ordinance. Recycling receptacles have been placed in City parks and public buildings.

HAZARDOUS MATERIALS

HS-16: Promote joint, countywide programs to address the generation and disposal of hazardous materials including the Sonoma County Hazardous Waste Management Plan;

HS-17: Develop and implement programs that provide convenient means for residents to properly dispose of household hazardous waste materials; **HS-18:** Support efforts to establish a permanent hazardous waste collection and temporary storage facility at the Central Landfill; and **HS-20:** Support SCWMA in their hazardous waste education efforts.

Implementation: The City coordinates with the Sonoma County Waste Management Agency on hazardous waste collection events and the dissemination of information regarding hazardous material management. Collection events are held annually in Sonoma County and are open to Rohnert Park residents.

HS-19: Maintain existing signs discouraging hazardous waste dumping above all storm drain[s] in the city.

Implementation: The signs are maintained on an ongoing basis, as needed.

EMERGENCY MANAGEMENT

HS-21: Maintain and regularly update the Standardized Emergency Management Plan;

HS-22: Conduct periodic emergency management exercises to familiarize key City personnel and surrounding jurisdictions and agencies with their roles and responsibilities

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to ensure emergency facilities will function in the event of a disaster; and **HS-23**: Prepare and disseminate information to help households prepare for emergency situations.

Implementation: The City is working with the County to implement the City's Emergency Management Plan. SEMS training began in 2001 and a Countywide functional exercise was held in May of 2002. Additional exercises for City Staff have been held periodically. The City is also a participant in ABAG's Regional Hazard Mitigation Plan, for which an annex for the City of Rohnert Park has been adopted.

Noise Element

Summary: This Element identifies existing noise problems in the community and guidance for avoiding future noise problems.

Implementation of Specific Policies.

NS-1: During project review and approval, use Figure 8.3-1 to determine acceptable uses and analysis and insulation requirements in noise-impacted areas; **NS-2:** For all residential uses, establish 45 dB Ldn as the standard for interior noise levels and 60 dB Ldn as the standard for exterior noise levels. Require appropriate siting of residential uses and/or mitigation measures to meet the standards; **NS-3:** Update the Noise Ordinance and the Zoning Ordinance to require control of noise at the source through site design, building design, buffering, hours of operation, and other regulations, for any noise-emitting use; **NS-4:** Continue to require control of noise or mitigation measures for any noise-emitting construction equipment or activity; **NS-5:** Continue to work with County, State, and other agencies to reduce noise from sources outside the City's Sphere of Influence and to minimize impacts on sites within the SOI; **NS-6:** Require buffers or site planning techniques for all new development within 65 dB Ldn noise contours. However, avoid visible sound walls except along US 101 and along the Northwestern Pacific (NP) Railroad right-of-way; and **NS-7:** Require new development within existing or projected 65 dB Ldn noise contours to undergo a technical acoustical analysis, which shall serve as the basis for designing mitigation measures. Require the technical analysis to be conducted by a professional acoustical engineer.

Implementation: These policies are implemented on an on-going basis through project application review. The Zoning Ordinance includes noise performance standards that assist in this review.

Housing Element

Summary: This Element includes an assessment of housing needs in the City, an identification of constraints upon the maintenance, improvement, and development of housing for all income levels, an inventory of resources available to the City to meet these needs, a statement of the community's goals, quantified objectives, and policies related to the maintenance, improvement, and development of housing, and a schedule of actions the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

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(Note: The City is currently in the process of preparing a new Housing Element for the period 2007-2014, which is due to State HCD in 2009.)

Implementation of Specific Policies/Programs.

HO-1: Promote residential development within the 1999 city limits.

1.1 Require that development of the following sites designated as “Mixed Use” by the General Plan Diagram include at least the specified number of multi-family units:

- a) The City Center area: a minimum of 180 multi-family units
- b) The Southwest Boulevard Shopping Center redevelopment site: a minimum of 50 multi-family units

Implementation: A 76-unit townhouse and live/work project in the City Center area (“CentreVille”) was approved in 2003 and construction has been completed. A 56-unit affordable housing development with accessory commercial space (“The Arbors”) was approved in 2004 and was also completed by Burbank Housing utilizing Redevelopment funds. A Request for Proposals was released by the City in January 2008 to select a developer for a mixed use project on the south side of City Center Drive, east of State Farm Drive, on property owned by the City’s Community Development Commission (CDC). One of the properties within the Southwest Shopping Center has been purchased and the new owner is considering a mixed-use development on that property.

1.2 Meet with property owners of both the City Center Area and the Southwest Boulevard Shopping Center on an ongoing basis to discuss and facilitate redevelopment of the sites.

Implementation: The City has met with several of the property owners from both of the subject areas on a number of occasions. As noted under Program 1.1, a 76-unit project and a 56-unit project have been constructed in the City Center area to date. The CDC controls the south block face of City Center Drive east of State Farm Drive and it is intended that a mixed use project be built on this site. One of the properties within the Southwest Shopping Center has been purchased and the new owner is considering a mixed-use development on that property.

1.3 Use Redevelopment housing funds to encourage construction of housing and seek grants, where possible, for funding of additional site improvements particularly for the City Center Area, Southwest Boulevard Shopping Center, and the current City Hall site.

Implementation: As noted under Program 1.1, the CDC entered into agreements with Burbank Housing for the construction of a 56 affordable unit mixed use project in the City Center, which was recently completed. The CDC has purchased properties on the south side of City Center Drive east of State Farm Drive and a Request for Proposals has been released to select a developer for a mixed use project on this site. Redevelopment funds have also been used to leverage a grant from SCTA for the construction of the City Center Plaza and pedestrian improvements in the area. As noted above, the owner of a portion of the Southwest Shopping Center is considering a mixed-use project on that property. Lastly, a Request for Qualifications was released in 2007 to help select a developer for a mixed use project on the current City Hall site, as well as properties to the west along Avram Avenue that were recently acquired by the CDC.

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HO-2: Facilitate residential development within the growth areas.

2.1 Coordinate the preparation of specific plans and annexation applications. If no applications for specific plans have been received by the end of October 2001, identify a priority area and initiate preparation of a specific plan.

Implementation: Draft Specific Plan applications for the Southeast, Northeast, and University District were submitted for processing. The former two are in process and the latter was approved by the City Council in May, 2006, with annexation of the University District completed in 2007. After approval of the other two Specific Plans, annexation applications would be submitted to LAFCO.

2.2 Deny proposals for residential downzonings or reclassifications of residentially-designated property to nonresidential uses if such changes would have adverse impacts on the achievement of the City's Quantified Objectives that could not be offset or minimized.

Implementation: No proposals for residential downzoning have been received. A proposal to build 232 residential units on a commercially designated property at the northwest corner of Rohnert Park Expressway and Labath Avenue was approved in 2003 and was completed. Within the development, 35 units are affordable to low-income households and the developer has contributed funds to the City's Housing Trust Fund to assist with the construction of 17 very-low income units offsite (e.g., monies could provide assistance to non-profits for affordable projects). In addition, land within the Stadium Area and Sonoma Mountain Village Planned Developments is proposed for conversion to residential use.

2.3 Following the approval of a specific plan, require the applicant to post sites designated for high-density housing with visible, durable signs containing information about the site's development potential. Require such information to be provided in appropriate sales offices and provided to prospective buyers of nearby homes.

Implementation: The above will be implemented for each specific plan after adoption of the respective plan. For the approved University District Specific Plan, the required signage will be installed prior to commencement of construction, with the prospective buyer information to be reviewed by Staff prior to project sales.

HO-3: Ensure that residential sites are served by adequate infrastructure and services.

3.1 Continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.

Implementation: The City is an active member of the subregional system and is working to expand the use of reclaimed water, wherever feasible. The City does not control the development of this infrastructure per se, and its provision is dependent on completing any required environmental review (e.g. biological surveys for the California Tiger Salamander.) In any newly developed areas, the use of reclaimed water will be expanded and it will be the responsibility of the developer to provide adequate storage for same. City staff has an Agreement with the City of Santa Rosa for the provision of additional sewer capacity to meet the City's needs until the Incremental Recycled Wastewater Program is in place. This Program is also dependent on the resolution of the above-mentioned biological issues. Rohnert Park is also an active member of the Water

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Advisory Committee to the Sonoma County Water Agency, and works to ensure adequate water supplies to all the water contractors.

3.2 Continue to establish assessment districts and utilize subdivision agreements to finance adequate infrastructure.

Implementation: The City approved a Public Facilities Financing Plan that was updated in 2006. It identifies needed infrastructure and is intended to ensure that appropriate financing mechanisms are in place to ensure this infrastructure is provided to meet future needs.

HO-4: Promote a diversity of housing types, including single-family detached and attached residences, mobile homes, multi-family rental and ownership units, second units, and units combined with non-residential uses.

4.1 During the application and review process for specific plans, ensure that they provide for the diversity of housing types specified in the Land Use and Growth Management Element.

Implementation: The Specific Plans propose a diversity of housing types consistent with this policy and the General Plan goals for each of the areas.

4.2 Amend the Zoning Ordinance to allow for second units on owner-occupied lots with single-family, detached homes, either simultaneously with or after the construction of the primary unit, subject to appropriate standards. In the amendment include allowing the approval by the Planning Director of second units to existing owner-occupied lots if specified criteria are met, and allowing reduced parking and modified parking designs for second units.

Implementation: Pursuant to State law, the administrative approval of second units was incorporated into the City's Zoning Ordinance, which was approved in May of 2003.

4.3 Continue to work with the Kisco Corporation to facilitate development of the Wellness Center with 20% of units in senior independent living phase for very-low and low-income households.

Implementation: The Planning Commission approved the 207-unit Oak View Terrace Senior Independent Living Project (aka the Wellness Center or Kisco Project) on June 14, 2002 with 41 affordable housing units (20%) for very-low and low-income households. Construction of the project is completed.

HO-5: Minimize governmental constraints on the provision of housing that is affordable to lower-income households.

5.1 Add density bonus definitions and provisions to the Zoning Ordinance to facilitate the review of projects that propose a state housing density bonus.

Implementation: Density bonus definitions and provisions were incorporated into the Zoning Ordinance that was approved by the City Council in 2003, and these provisions were updated in 2005 to comply with present Federal and State Laws.

5.2 Revise the Zoning Ordinance's parking standards to provide reduced parking requirements for studio and one-bedroom apartments, and for student housing near Sonoma State University.

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Implementation: Reduced parking requirements for studios and one-bedroom apartments have been incorporated into the Zoning Ordinance that was approved by the City Council in 2003. No specific provisions for student housing have been included, but may be considered on a case-by-case basis should off-campus student housing be proposed. Staff intends to revisit the City's Parking Regulations this year with the intent of amending applicable standards to ensure that they are reality-based.

5.3 Revise the Zoning Ordinance's parking standards to provide clear requirements for guest parking in multi-family projects.

Implementation: Parking standards for guest parking in multi-family projects has been clarified in the Zoning Ordinance that was approved by the City Council in 2003 (i.e. one guest space for every four units).

5.4 Amend Section 17.62.070 of the Zoning Ordinance to streamline the process for appealing an action of the Planning Commission, by eliminating the step of having the City Council first determine if they will hear an appeal before actually hearing the appeal itself.

Implementation: This revision to the appeal process has been included in Chapter 17.25 of the Zoning Ordinance that was approved by the City Council in 2003.

5.5 Amend Chapter 17.40 of the Zoning Ordinance to clarify the design review authority for residential projects.

Implementation: This has been reflected in Chapter 17.25 of the Zoning Ordinance approved by the City Council in 2003.

5.6 Amend the Zoning Ordinance to add single room occupancy housing as a permitted use in districts allowing multi-family housing.

Implementation: The Zoning Ordinance allows SRO housing as an administratively permitted use. This Ordinance was approved by the City Council in 2003.

5.7. Consider deferring development fees for housing projects targeted to lower-income households when needed to ensure project feasibility.

Implementation: In June of 2001, the City Council adopted a policy allowing the deferral of permit and inspection fees for housing projects targeted to lower-income households when approved by the Council based on the need to ensure project feasibility. A similar policy was included in the updated development fee schedule. Such deferrals have been approved for the "Centreville," "Arbors" and "Vida Nueva" projects.

5.8 Implement Article 34 authority approved by voters in November 2001 to allow construction of very-low and low-income housing units with the assistance of redevelopment set-aside housing funds.

Implementation: This policy is implemented on an on-going basis as projects are proposed.

5.8A. Use Redevelopment Housing Funds to purchase the City Hall building at 6750 Commerce Blvd. for the construction of affordable housing.

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Implementation: The 6750 Commerce Boulevard site was rezoned for high density residential use in 2003 to allow its future redevelopment with an affordable housing project. The City is retrofitting a building at 130 Avram for use as City administrative offices, and the completion of that project will allow redevelopment of the existing City Hall site. The CDC has also purchased properties along the north side of Avram Avenue to the east of the 6750 Commerce Boulevard site and plans to combine these sites to accommodate a larger affordable housing project than that envisioned by the General Plan. A Request for Qualifications was released in 2007 to help create a list of potential developers for the project, and a Request for Proposals will be released to the three qualified parties in 2008 to choose the ultimate project developer.

5.9. Maximize potential residential development by amending the Zoning Ordinance to revise its definition of “dwelling unit” to stipulate that for the purposes of calculating density, duplex studio units whose total square footage does not exceed 850 square feet shall be considered a single unit. Revise the appropriate ordinances that require residential development fees to stipulate that for the purposes of calculating fees, duplex studio units whose total square footage does not exceed 850 square feet shall be considered a single multi-family, one-bedroom unit.

Implementation: This revised definition of “dwelling unit” has been incorporated into the Zoning Ordinance that was approved by the City Council in 2003.

5.10 Maximize the potential for farmworker housing by amending the Zoning Ordinance to add farmworker housing as a permitted use in districts allowing multi-family housing.

Implementation: This amendment has been included in the Zoning Ordinance that was approved by the City Council in 2003.

5.11 Help to maintain existing and future mobile home parks by amending the Zoning Ordinance to add a mobile home park overlay district.

Implementation: On March 26, 2002, the City Council approved the addition of a mobile home park overlay district to the City’s Zoning Ordinance. The overlay was added to the existing mobile home parks upon adoption of the Zoning Ordinance and related Zoning Map in 2003.

5.12 Review zoning and building codes to remove impediments, if any, to construction of permanent supportive housing for persons with disabilities. In preparation of the updated Zoning Ordinance, insure that zoning regulations relative to housing for persons with mental disabilities are consistent with applicable Fair Housing Laws. The City will be considering a Universal Design Ordinance to further address this issue.

Implementation: The Zoning Ordinance, which was approved by the City Council in 2003, is consistent with Fair Housing Laws and no zoning or building code impediments have been identified.

5.13 At the time of the annual review required pursuant to Policy GM-4 and the Growth Management Ordinance, re-evaluate the Growth Management Program, including

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the trigger cap, to ensure that the City's fair share allocations can be achieved within the context of the Growth Management Program Ordinance.

Implementation: The fifth annual policy review of the Growth Management Program was completed in May, 2007 and did not result in the triggering of a development cap. The Growth Management Program has not created an impediment to the City achieving its fair share allocations.

HO-6: Facilitate the availability of market-rate housing to low- and moderate-income, first-time homebuyers.

6.1 Continue to issue, in cooperation with other jurisdictions in Sonoma County, mortgage credit certificates to qualified low- and moderate-income, first-time homebuyers. Work with the Sonoma County Housing Authority to ensure that Rohnert Park receives a share of future allocations. (Potential number of households assisted: 75 total, 10 first-time buyers)

Implementation: Mortgage Credit Certificates are available to first time homebuyers through the Sonoma County Mortgage Credit Certificate Program. From 1993 to present, ninety-five (95) MCCs and eighty-four (84) RMCCs were issued to qualified buyers.

6.2 Continue the First Time Homebuyer Down Payment Assistance Program to low- and median-income households. Review the program parameters at least annually and make program adjustments as may be indicated by changes in the housing market. (Potential number of households assisted: 20)

Implementation: This program was discontinued in FY 2004-05 and the Redevelopment Agency funds that would have been set aside for this program were redirected to develop affordable rental units.

6.3 Expand the First Time Homebuyer Down-payment Assistance Program to low-income households that are outside of the Redevelopment Project Area. (Potential number of households assisted: 20)

Implementation: As mentioned above, the First Time Homebuyer Down-payment Assistance Program was discontinued in FY 2004-05. The funds were redirected to help develop affordable rental units.

HO-7: Comply with the affordable housing requirements of California Community Redevelopment Law to maximize the number of affordable units provided.

7.1 Ensure that at least 30 percent of all dwelling units developed by the CDCRP are affordable to low- or moderate-income households, and that not less than 50 percent of these are affordable to very low-income households. Ensure that at least 15 percent of all dwelling units developed in the redevelopment project area by public or private entities or persons other than the agency are affordable to low- or moderate-income households, and that not less than 40 percent of these are affordable to very low-income households.

Implementation: There is on-going monitoring of existing units developed or assisted by the CDCRP housing funds by Housing Staff and future developments will be subjected to the same monitoring mechanisms and measures. Recently, the City adopted an updated Five-Year Implementation Program containing a section describing the Community

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Development Commission's ("CDC") low- and moderate-income housing programs. The City has an Inclusionary housing ordinance that requires 15% of the units in new rental residential developments be affordable to low- and very low-income households and that 15% of the units in new for-sale residential development be affordable to low- and moderate-income households. (Municipal Code Section 17.07.020(N).) Also, the City adopted a density bonus ordinance that provides a density bonus to developers who construct housing affordable to low- and very low-income households.

7.2 Develop a structured program with specific actions and timelines for using Redevelopment Housing Funds consistent with California Community Redevelopment Law.

Implementation: In December 2005, the CDC adopted a 2004/05 – 2008/09 Five-Year Implementation Plan containing the specific goals and objectives of the City of Rohnert Park CDC for the Rohnert Park Redevelopment Project Area and estimated expenditures proposed to be made during this five year period as well as an explanation of how these will eliminate blight with the project area and implement the low- and moderate income housing requirements.

The City approved Ordinance 758 in May 2006 eliminating the time limit to incur debt, and extending the time limit on the effectiveness of the Redevelopment Plan and the time limit on the CDC's ability to pay indebtedness or receive tax increment by one year. This will allow the CDC to continue all of its activities under the Redevelopment Plan, including undertaking new projects and entering into contracts until the expiration of the Redevelopment Plan. In November 2006, the City approved Ordinance 770 increasing the amount of bonded debt principal that may be outstanding at any one time from \$80 million to \$150 million. In February 2007, the City, the CDC and the Finance Authority approved the issuance of non-housing and housing bonds in a principal amount of approximately \$35 million and approximately \$26 million, respectively, in order to finance the activities and costs of the redevelopment project area and to fund certain housing projects.

HO-8: Make the maximum use of resources available for the provision of housing affordable to lower-income households.

8.1 Continue to work with other agencies to take advantage of their administrative resources and receive a reasonable share of federal, state and private funding for housing.

Implementation: The City of Rohnert Park is a member of the Sonoma County Housing Coalition. CDCRP staff attends Sonoma County Continuum of Care (CofC) Planning meetings and participates in the CofC Housing Development Committee activities. Staff also attends Sonoma County Task Force on the Homeless Meetings, and is on the board of the Sonoma County Technical Advisory Committee. CDCRP has participated in Affordable Housing Week every year since 2003.

Implementation: The following accomplishments stem from this policy:

1. In November 2006, the City adopted Ordinance No. 771 adopting an Affordable Housing Linkage Fee for Non-residential Development to assist in the provision of

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affordable housing for workers employed in the City of Rohnert Park. The fees will commence as of July 2008.

2. The CDCRP has contracted with the Sonoma County Community Development Commission ("SCCDC") to administer the CDCRP Owner-Occupied Housing Rehabilitation Program since July of 1999. The City adopted the Sonoma County CDC's updated guidelines for the Housing Rehabilitation Program to include three key program changes which help the Program be more effective and self-sustaining, namely: 1) The revised Program helps to assure future program funding by providing fully secured loans rather than grants; 2) the revised Program allows for more compatibility with other funding sources; and 3) the revised Program allows for rehabilitation of low-income multi-family rental units.
3. The City's Community Development Commission provided \$4.015 million in assistance to Burbank Housing for the development of "The Arbors." The City also allowed Burbank to defer the building permit fees to lessen the immediate financial impact to Burbank for the project. The Arbors mixed-use development included 56 residential units affordable to low- and very low-income households. The Arbors was completed and occupied February 2007.
4. The City's Community Development Commission entered into an Affordable Housing & Loan Agreement with Vida Nueva Partners for the development of the "Vida Nueva" which will provide 24 permanent supportive housing-units to very low income households with a history of homelessness. The CDC also committed to funding for an on-site social service provider to keep residents housed. Project construction of the Vida Nueva is anticipated to commence Spring of 2007. The City also adopted an agreement allowing Vida Nueva Partners to defer building permit fees in order to lessen the immediate financial impact associated with these fees.
5. In September of 2005, the City's Community Development Commission entered into a Participation Agreement with Caritas Affordable Housing, Inc., providing \$1.2 million for the acquisition and rehabilitation of the Valley Village Senior Mobile Home Park, which allowed for 40 percent of the spaces in the park to be reserved as affordable to very low-and low-income households for a minimum of 55 years.
6. The CDC provided assistance to Millennium Housing Corporation for the purchase and rehabilitation of Las Casitas de Sonoma and the Rancho Feliz Mobile Home Parks in order to provide affordability covenants.
7. Because of the Inclusionary Ordinance, the "CentreVille" project provides for twelve (12) for-sale units reserved for low- and moderate income households (6 to low income and 6 to moderate income households).
8. Also because of the City's Inclusionary Housing Ordinance, 35 of the 197 units at Redwood Creek Apartments are available and affordable for low-income households.
9. Kisco Senior Living exercised its option to purchase the land where the Oakview Apartments are located. The land was previously owned by the City and was being leased. 41 units at the site remain available to low- and very-low income households..
10. The City passed a resolution in 2006 supporting the bond financing of the Copeland Creek Apartments which would provide for the rehabilitation of 171 units with affordability restrictions requiring 10% of the units to be rented at 50% of income levels and 90% at 60% income levels. The CDCRP also agreed to loan \$1.2 million

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dollars for additional improvements that promote energy efficiency and sustainability. Some of the improvements include the installation dual pane windows, water efficient fixtures and new landscaping designed to reduce water usage.

11. The City determined to exempt affordable housing units available to low- and very low-income households from the City's cap on housing units contained in its growth management ordinance.

In total since 1999, the City and CDC have been instrumental in the approvals/provision of 293 very-low income units, 467 low-income units, 546 moderate income and 1,551 above moderate income units. This includes mobile home affordability covenants.

8.2 Maintain contacts with nonprofit housing organizations to benefit from their expertise in developing and supporting affordable housing. Refer potential developers of such housing to these organizations for assistance.

Implementation: The City has had ongoing discussions with affordable housing providers regarding the development of City owned sites for affordable housing. The City explored the development of additional affordable units by Mercy Housing. As noted above, the CDC controls the existing City Hall site and properties immediately east of this site, and a Request for Qualifications was issued in 2007 to find a potential developer of an affordable housing project on these properties.

8.3 Continue to partner with local mortgage brokerage firms to minimize administrative costs to the city. The firms provide advertising, process applications, secure first mortgages, and address legal paperwork for the first-time homebuyer program.

Implementation: As mentioned above, the First Time Homebuyer Down-payment Assistance Program was discontinued in FY 2004-05. The funds were redirected to help develop affordable rental units.

8.4 Publicize affordable housing programs through the city's public communications and publications.

Implementation: Advertise the Home Rehabilitation Program on the City's website, as well as in local newspapers (i.e. Press Democrat, Community Voice), and utility billings. This program is also advertised by the Sonoma County Housing Authority. City staff has undertaken an ongoing process of updating the City's Housing & Redevelopment webpages to reflect current and on-going programs and projects.

8.5 Work with other Sonoma County jurisdictions to explore the feasibility of enacting a housing impact fee on businesses that generate a significant number of jobs in the community. Following enactment of a housing impact fee, establish an affordable housing trust fund.

Implementation: The City has adopted a workforce housing linkage fee that will go into effect in July 2008 to provide additional funding for affordable housing, paid for by fees on commercial, industrial and mixed-use development.

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HO-9: Require the provision of affordable housing as part of residential development throughout the community.

9.1 Require non-market rate housing to be included as part of residential projects, as follows:...

Implementation: Consistent with this policy program, the City Council approved the Housing Trust Fund and Inclusionary/In-Lieu Fee Requirements ordinance on March 26, 2002, with the latter included in the Zoning Ordinance approved by the City Council in 2003. Projects approved since that time have been required to provide affordable units per the Requirements. Staff is working on an update of the Inclusionary Housing Ordinance to simplify its implementation and to allow for the potential use of in-lieu housing fees for larger projects.

HO-10: Preserve the affordability of the City's existing affordable housing stock.

10.1 Continue to enforce Chapter 9.70, which controls space lease increases to protect the interests of mobile home park residents and park owners, and provide staffing to the Mobile Home Rent Appeals Board.

Implementation: This is an ongoing program.

10.2 Continue to enforce Chapter 16.58 of Title 16 (Subdivisions), which regulates the cessation of use, change of use, or conversion of use in mobilehome parks.

Implementation: In June 2001, the City approved a Mobile Home Park Conversion ordinance (Chapter 17.23) to replace Chapter 16.58. The new ordinance incorporates and expands the provisions of former Chapter 16.58 including the added provisions of a conditional use permit requirement and preparation of a Relocation and Purchase Assistance Plan. This ordinance is included in the Zoning Ordinance adopted in 2003.

10.3 Refrain from considering or approving the report referenced in Program 10.2 until the City Council is able to adopt zoning regulations which, to the maximum extent feasible and legally possible, protect and maintain the affordable housing provided to the residents of the City of Rohnert Park by mobile home parks in Rohnert Park.

Implementation: In June 2001, the City approved a Mobile Home Park Conversion ordinance to replace Chapter 16.58 and this ordinance is included in the Zoning Ordinance adopted in 2003.

10.4 Work to ensure the ongoing affordability of the Country Club Village apartments, whose income restrictions are set to expire in May 2001, by, in part, contacting the entities interested in participating in the First Right of Refusal program and the Sonoma County Housing Authority.

Implementation: The affordability of the Country Club Village apartments was successfully completed by the Sonoma County Housing Authority for residents whose income restrictions were set to expire in May 2001. The County Housing Authority negotiated with the owner of the Country Club Village apartments to allow Section 8 vouchers for residents of the complex. No residents had to relocate.

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10.5 Similar to the recent purchase by Millennium Housing Corporation of the Las Casitas Mobile Home Park, work with and financially assist Millennium Housing Corporation and other nonprofits to purchase existing mobile home parks within the City and to maintain the parks as affordable places to live.

Implementation: Millennium Housing Corporation of California purchased Rancho Feliz Mobile Home Park from the City's Housing Financing Authority. The City's Community Development Commission entered into a Participation Agreement with Caritas Affordable Housing, Inc. for an allocation of funds to rehabilitate the Valley Village Senior Mobile Home Park, within which 40 percent of the spaces shall be reserved as affordable to very low-and low-income households for a minimum of 55 years.

HO-11: Ensure the long-term affordability of units developed or provided with city assistance.

11.1 Impose resale or rent controls on all units that receive city financial assistance or state housing density bonuses for not less than 30 years.

Implementation: This is an ongoing program.

11.2 Impose long-term re-sale or rental controls on affordable units provided through the inclusionary housing program or city subsidies to ensure that they remain affordable to the targeted income groups.

Implementation: Provisions for imposing long-term re-sale or rental controls on affordable units are included in the adopted Housing Trust Fund and Inclusionary/In-Lieu Fee Requirements Ordinance. The affordable housing agreements entered into by project developers and the City contain language ensuring continued affordability. In addition, the Inclusionary Housing Ordinance has been amended to increase the affordability period from 30 years to 55 years for rental units and 45 years for for-sale units.

11.3 Continue to record affordability covenants upon homes that receive silent second loans through the first-time homebuyers program.

Implementation: As mentioned above, the First Time Homebuyer Down-payment Assistance Program was discontinued due to escalating home prices. The funds were redirected to help develop affordable rental units.

11.4 Encourage and facilitate to the extent possible, participation by property owners in federal for-sale and rental housing assistance programs that maintain affordability for very low and low income residents.

Implementation: This is an ongoing program.

HO-12: Address the need for housing for persons with special needs.

12.1 Consider deferring city fees for housing projects that meet special needs when necessary to improve the financial feasibility of such projects.

Implementation: In June of 2001, the City Council adopted a new permit fee schedule that provides for deferring permit and inspection fees for housing projects targeted to lower-income households based on the need to ensure project feasibility.

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HO-13: Address the need for rental units for larger families.

13.1 Require apartment projects that receive CDCRP funding to include units with more than two bedrooms.

Implementation: This program is implemented, as appropriate, on an ongoing basis.

HO-14: Address the need for disabled-accessible units and housing for the disabled.

14.1 Give a high priority to projects that include disabled-accessible units when allocating CDCRP support and funding.

Implementation: This program is ongoing.

14.2 Target households with disabled persons when promoting the CDCRP's rehabilitation program. The program allows the financing of repairs and modifications that improve accessibility for disabled occupants.

Implementation: Two programs currently exist within the City of Rohnert Park. These programs are available to disabled persons and households: 1) the Owner-Occupied Home Rehab Program, and 2) Rebuilding Together Rohnert Park. Both programs operate using CDCRP housing funds.

14.3 Support efforts to provide housing for mentally- or emotionally-disabled adults.

Implementation: This program is ongoing. The Muirfield Apartment complex is an example of this program implementation. The Vida Nueva project currently under construction will provide support services for its residents.

14.4 Install sidewalk access ramps in the oldest sections of the city to facilitate the mobility of the disabled (number of ramps installed in 2000: approximately 96). Apply for additional CDBG funding to install additional ramps.

Implementation: The City is continuing to install sidewalk access ramps in the oldest sections of the City to facilitate the mobility of the disabled. CDBG funds have been used in the past for this purpose and alternative funding mechanisms are being considered for this activity.

14.5 Review City building codes to determine their consistency with HUD regulations and State law concerning housing for persons with disabilities. Require City building inspectors to require developers to strictly comply with these regulations in order to increase the stock of housing accessible to persons with disabilities.

Implementation: This is an ongoing program.

HO-15: Address the need for housing for the elderly.

15.1 Amend the Zoning Ordinance to permit lower parking requirements for senior housing.

Implementation: Reduced parking requirements for senior housing (i.e. one space per unit) have been incorporated in the Zoning Ordinance that was approved by the City Council in 2003.

15.2 Target elderly households when promoting the CDCRP's rehabilitation program. The program allows the financing of repairs and modifications that improve accessibility for elderly occupants.

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Implementation: Two programs currently exist within the City of Rohnert Park. These programs are available to elderly persons and households: 1) the Owner-Occupied Home Rehab Program, and 2) Rebuilding Together Rohnert Park. Both programs are operated using CDCRP housing funds.

HO-16: Prevent homelessness and support efforts to provide housing for the homeless.

16.1 Revise the Zoning Ordinance to allow emergency and transitional shelters as permitted uses in conjunction with an existing Church and other places of religious assembly, and in appropriate districts, (residential and commercial) either by right (6 or fewer persons) or by use permit (7 or more persons) to facilitate the provision of such shelters. (Note: With these revisions to the Zoning Ordinance, the sites identified in Program 16.2 will not require rezonings to allow for homeless or transitional shelters).

Implementation: The revisions have been incorporated into the Zoning Ordinance that was approved by the City Council in 2003.

16.2 In addition to the three COTS transitional homes, potential locations for a shelter include the following surplus well sites: Camino Colegio north of E. Cotati Ave (5,200 sq.ft.-Multi-family zoning) and Rohnert Park Express Way west of Food4Less (70,000sq.ft.-Commercial zoning); two additional well sites, may also be available, but may not be viable due deed restrictions, size, and location behind big box retail outlets: Behind Walmart (6,000 sq.ft., Commercial zoning) and Behind Home Depot (4,300 sq.ft., Commercial zoning). Additional potential locations include the following sites when they become available after construction of the new city hall: former library, and former finance office building, and any school sites determined to be surplus. Further, provide additional funding support for the purchase of three additional transitional homes by COTS or another non-profit.

Implementation: The City currently owns five homes and contracts with COTS to administer them as "Transitional Housing Homes" for single parent families transitioning from homelessness. Additionally, since 1999, the Community Development Commission has been providing management funds to COTS to supplement this program. In addition, the City's Community Development Commission entered into an Affordable Housing & Loan Agreement with Vida Nueva Partners for the development of the "Vida Nueva" project which will provide 24-units to very low income special needs and at risk households and committed funding for an on-site social service provider to keep residents housed. Site work for this project has commenced. It is anticipated that the CDC will enter into an agreement with COTS once the project is developed to provide the social services. This project was formerly known as "COTS Commons".

The CDC has also purchased properties immediately east of the current City Hall site and intends to combine these properties with the City Hall site for a future affordable housing development. A Request for Qualifications was issued in 2007 to help select a developer for this project, and a Request for Proposals will be issued in 2008 to choose the final developer from the three firms that have been qualified.

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16.3 Continue providing homeless prevention and support services by providing funding to Petaluma People Services, Homeless Prevention Group, or similar agencies. (Estimated Rohnert Park households assisted: 618, estimated Rohnert Park persons assisted: 2,112) Provide additional funding to homeless prevention and support services from Redevelopment Housing funds for homeless shelter facilities within the City.

Implementation: The City developed a *Homeless Prevention Program* with the CDCRP funding currently allocated to outside agencies to provide this service. One-time only grants are made to renters at risk of becoming homeless due to eviction because of temporary financial difficulties. A partnership with a Rohnert Park agency, SCAYD has been developed to provide immediate financial assistance and follow-up counseling and training needed to combat repeat occurrences and the threat of homelessness. Outside funding will also be sought to help fund this program by SCAYD. SCAYD continues to operate the program with great success. In addition to funding from the CDCRP, SCAYD also obtains funding from Sonoma County CDBG, City of Cotati, PPS and United Way to support their efforts in preventing homelessness.

The CDCRP purchased and/or obtained via Deed in Lieu of Foreclosure five shared living homes located within Rohnert Park. Each of these homes accommodates approximately four single parent families who are transitioning from homelessness to independent living. COTS is a non-profit service organization that manages these homes for the CDCRP.

16.4 Continue working with the Committee on the Shelterless to provide shared housing for families who would otherwise become homeless.

Implementation: This is an ongoing program. The City is also participating in the development of the Vida Nueva transitional housing project which will provide housing and support services for persons and families that were recently homeless. Site work for this project has commenced.

16.5. Provide information regarding homeless services to city employees who are likely to be in contact with those needing shelter. Direct employees to refer such persons as appropriate.

Implementation: This is an ongoing program.

HO-17: Address the need for affordable and accessible housing for Sonoma State University students.

17.1 Support the development of multi-family housing for university students on the E. Cotati Avenue/Bodway Parkway site and on and around the University campus.

Implementation: Given the site's "Neighborhood Commercial" zoning, the owner of this property chose to develop a commercial development on the site with uses intended to serve the student population. The Planning Commission approved the proposal on June 13, 2002 and it has been completed. The University District Specific Plan is planned to include higher-density housing that would be affordable to students.

HO-17A: Support efforts for providing farmworker housing both within and around Rohnert Park.

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17A.1 Set aside a portion of the Redevelopment Agency's housing funds for contribution to a non-profit agency providing affordable farmworker housing.

Implementation: The 2000 Census lists only 12 City residents employed in "farming, fishing & forestry" and this represents approximately 0.1 percent of the City's total Year 2000 population. No research has been conducted that targets migrant "farm worker-specific" housing since the adoption of the Housing Element.

17A.2 Continue to research and quantify farmworker housing need based upon 2000 Census and work with the California Human Development Corporation and the Sonoma County Farm Bureau to develop programs for assisting and encouraging the development of farmworker housing based on that need.

Implementation: The 2000 Census lists only 12 City residents employed in "farming, fishing & forestry" and this represents approximately 0.1 percent of the City's total Year 2000 population. No research has been conducted that targets migrant "farm worker-specific" housing since the adoption of the Housing Element.

17A.3 Inform the California Human Development Corporation and the Sonoma County Farm Bureau and other agencies that assist with farmworker housing during the early application stage of project proposals for multi-family residential development.

Implementation: The California Human Development Corporation and the Sonoma County Farm Bureau are on the City's mailing list for notification of multi-family residential development projects.

HO-18: Discourage discriminatory housing practices.

18.1 Provide information about the Sonoma County Rental Information and Mediation Service and Fair Housing of Sonoma County to city employees who are likely to receive fair housing complaints. Direct employees to refer such persons as appropriate.

Implementation: This is an ongoing program.

18.2 Post information regarding local, state and federal fair housing programs in such public places as City Hall, Community Center, Senior Center, and the post office.

Implementation: This is an ongoing program.

18.3 Continue to review the fair housing records and practices of agencies and firms during contract negotiations, and include provisions in contracts allowing city inspection of fair housing documentation.

Implementation: This is an ongoing program.

18.4 Continue to include fair housing practices among the items addressed by the CDCRP's auditor during annual visits to the sites of contracting agencies and firms. Conduct occasional site visits and program audits of agency contractors for fair housing and discrimination compliance.

Implementation: This is an ongoing program.

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18.5 Continue to monitor the occupancy characteristics of housing projects targeted to lower-income households to ensure that minorities, families, and the disabled are fairly represented.

Implementation: This is an ongoing program.

18.6 Continue to monitor the racial and ethnic characteristics of loan recipients in city-supported projects and programs to promote equal representation and discourage discrimination or restrictions in housing choice.

Implementation: This is an ongoing program.

18.7 Continue to require contractors to file monthly or annual progress reports that include information on program beneficiaries. Review fair housing and discrimination compliance when these reports are examined.

Implementation: This is an ongoing program.

18.8 Continue to provide equitable public services throughout the City, including public transportation, crime prevention, police protection, street lighting, street cleaning, trash collection, recreational facilities and programs, and schools.

Implementation: This is an ongoing program.

18.9 Continue to publicize openings on city boards and commissions through several newspapers.

Implementation: This is an ongoing program.

18.10 Continue to ensure that an over-concentration of lower-income housing does not occur in neighborhoods.

Implementation: This is an ongoing program. The City's inclusionary Housing requirements are intended to ensure that a project's affordable housing component is well-integrated into that project.

18.11 Contact Fair Housing of Sonoma County to inform them of possible rental discrimination against students, and request an investigation of its existence, followed by possible remediation.

Implementation: This is an ongoing program.

18.12 Investigate and work with SSU students on their recent claims of housing discrimination within the City of Rohnert Park.

Implementation: Working with SSU students, the City Manager's staff contacted local multi-family property owners to encourage them to allow parent's to co-sign on student applications for housing. This program was successful. At about the same time, however, the economy changed and the housing market became more flexible relative to student housing.

HO-19: Promote the maintenance of the existing housing stock.

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19.1 Continue administering the adopted housing rehabilitation program, seeking to rehabilitate as many units as possible. (Potential households assisted: 14)

Implementation: In October 1999, the redevelopment agency approved the owner-occupied housing rehabilitation program. In September, 2005, the City adopted the Sonoma County CDC's updated guidelines for the Housing Rehabilitation Program to include three key program changes which help the Program be more effective and self-sustaining, namely: 1) The revised Program helps to assure future program funding by providing fully secured loans rather than grants; 2) the revised Program allows for more compatibility with other funding sources; and 3) the revised Program allows for rehabilitation of low-income multi-family rental units. The program provides amortized loans and deferred-payment loans with below-market interest rates for households earning no more than 80% of median income. The purpose of the program is to address Health and Safety standards and moderate-quality improvements necessary to assure that the homes meet code requirements and basic housing quality standards. The CDCRP continues to allocate funds for this program and applying for CDBG funding to supplement the housing stock outside the Redevelopment Project Area.

19.2 Expand the housing rehabilitation program to low-income households outside of the redevelopment project area. (Potential households assisted: 8)

Implementation: In September 2005, the City Council and the Community Development Commission adopted resolutions making findings that the use of the Rohnert Park Redevelopment Project Area Low- and Moderate Income Housing Funds outside of the Project Area is of Benefit to the Project Area in Accordance with Section 33334.2 of the Health and Safety Code.

19.3 Coordinate a Rebuilding Together (formerly Christmas in April) program in Rohnert Park, focusing on lower-income households, particularly the elderly and people with disabilities. (Total households assisted in 2000: seven, including five elderly households, one city-owned home provided to Committee on the Shelterless, and one home of a 55-year old disabled woman with severe arthritis.)

Implementation: 21 homeowners were assisted by the program in CY2007.

HO-20: Work towards improving living conditions in the Canon Manor area.

20.1 Continue to work with Canon Manor residents and property owners to establish an assessment district to pay for adequate water supply, wastewater disposal, and circulation systems.

Implementation: In October 2001, the City entered into an Agreement with Sonoma County to provide public wastewater service to the Canon Manor West Area. Under the Agreement, the County is required to develop a specific plan for the Canon Manor area as part of its General Plan Update process and to consider adopting and imposing development standards for the Canon Manor West Area that are consistent with the City's development standards. Water service would be obtained from the Penngrove Water Company. An EIR for the project was approved by the County in Spring, 2005 and construction of the required infrastructure has been completed.

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HO-21: Maintain the Sonoma Grove Trailer Park as a form of shelter for very low-income students and households that, in nearly every case, could not afford other housing available in Rohnert Park.

21.1 Consider requests by the trailer park owner for the funding of appropriate projects that would maintain the park.

Implementation: No requests for assistance with projects to physically maintain the trailer park were received from the prior owner. The trailer park was purchased by a new owner in 2005 who is operating the northern portion of the trailer park as a transient occupancy site and has allowed prior residents to remain on a longer-term basis in the southern portion. Although not pertinent to this policy, the City made available \$50,000 in gap funding to help existing residents pay their increased rents as they seek permanent housing accommodations. Since February 2006, up to 23 households at Sonoma Grove have taken advantage of this program, most of them requesting assistance each month. There are still several residents of Sonoma Grove that continue to receive assistance. Each individual that has received or is currently receiving assistance is required to provide proof that they are actively seeking alternative housing options. The number of residents receiving assistance has reduced since the inception of the program.

HO-22: Minimize the extent of potential earthquake damage to housing.

22.1 Encourage owners of wood-frame homes to ensure that they are adequately secured to foundations and have adequate bracing by providing guidelines and sample plans at the Building Department.

Implementation: This is an ongoing program. The City has hired a consultant to review existing buildings to determine where seismic retrofitting may be needed. The City's Building Division also maintains public information materials regarding this matter.

22.2 Inform owners of multi-family housing whose structures may be highly susceptible to seismic damage, and help owners obtain financing for retrofitting.

Implementation: Informing owners is done on an ongoing basis. As mentioned above, a consultant has been hired to determine which buildings may need seismic retrofits.

22.3 Include information about the need for residential seismic retrofitting and retrofitting methods in the city's communications with residents. Publicize Fannie Mae's Project Impact Disaster Prevention Loan Program.

Implementation: This program is ongoing. The inventory of buildings currently underway will provide needed information to the City for the potential development of standards to address this.

22.4 Consider funding and implementing another mobilehome bracing program. A previous bracing program reinforced more than 474 of the city's mobilehomes.

Implementation: This program is still to be implemented.

HO-23: Use the provisions of California Community Redevelopment Law to ensure that a share of housing units that are rehabilitated are affordable to lower-income households.

23.1 Continue to ensure that at least 30 percent of all dwelling units substantially rehabilitated by the CDCRP are affordable to low- or moderate-income households, and that not less than 50 percent of these are affordable to very low-income households.

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Ensure that at least 15 percent of all dwelling units substantially rehabilitated in the redevelopment project area by public or private entities or persons other than the agency are affordable to low- or moderate-income households, and that not less than 40 percent of these are affordable to very low-income households.

Implementation: This is an ongoing program.

HO-24: Promote the use of energy conservation features in the design of residential development.

24.1. Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process.

Implementation: This program is implemented on an ongoing basis as applications for development are reviewed. The City has adopted green building and energy efficiency ordinances that address this.

24.2 Continue to require the planting of trees as part of residential projects to provide cooling during the summer months.

Implementation: This is an ongoing program.

HO-25: Promote energy conservation in the city's older homes.

25.1 Encourage participants in the CDCRP's rehabilitation program to include energy conservation measures, such as insulation and weather stripping, in their improvements.

Implementation: This is an ongoing program.

HO-26: Provide an active leadership role in fulfilling the programs of the Housing Element.

26.1 Follow through on the actions and programs prescribed in the Housing Element in a timely manner and monitor progress annually.

Implementation: The intent of this report is to monitor the progress of implementation of the City's Housing Element as well as the remainder of the General Plan document.

26.2 Provide information to the city's staff and decision-makers about the characteristics of affordable housing, high-density development, and lower-income families so that they can act in an informed manner and education the community.

Implementation: A packet of information regarding affordable housing and high density housing was distributed in 2003 and is available in the Community Development library.

HO-27: Use the growth management program to promote the city's housing program.

27.1 As part of any allocation criteria related to implementation of the city's growth management ordinance, give priority to projects that address the housing needs identified in this element and further the city's housing program.

Implementation: To date, the City's growth management program has not resulted in the need for allocations.

27.2 To ensure the adequate provision of streets, water, wastewater, solid waste and parks require a Public Facilities Financing Plan for all new developing areas demonstrating completion of all necessary infrastructure and public facility improvements concurrently with development. Working with the developers on the development of

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those plans and associated development agreements, establish assessment districts, developer impact fees, etc. to facilitate and fund infrastructure improvements (e.g., establishment of an assessment district, developer fees, etc.).

Implementation: A citywide Public Facilities Financing Plan was adopted to address common infrastructure and service needs that will result from development in each of the specific plan areas. The Plan has resulted in fees that are being assessed of all new development to fund needed improvements.

27.3 In the year 2003, to ensure progress toward the Quantified Objectives outlined in Table 9.5-1, review the number of constructed, approved and proposed housing units for each household level relative to the planning period objectives. If sufficient progress has not been achieved to assure the accomplishment of the objectives by the end of the planning period, condition future projects so as to achieve consistency with the objectives.

Implementation: Progress has been made towards meeting the City's Quantified Objectives. Table 9.5-1 indicates that a total of 2,124 units are to be approved/produced during the Housing Element period (i.e. 401 units for very low income households, 270 for low income households, 597 for moderate income households, and 856 for above moderate income households). Of the 2,124 units, 858 of these units would be infill ones, with 114 of these units to be affordable to very low income households, 88 to low income households, and 453 to moderate income households. (Note: Although Sonoma State University is included in the list, the units estimated to be constructed there are not included in the City's Quantified Objectives.)

During the planning period, a total of 952 infill units have already been constructed or issued building permits. Of these 952 units, 89 are affordable to very low income households, 142 to low income households, 406 to moderate income households, and 319 to above-moderate income households. In lieu fees to produce an additional 17 units for very low income households have also been collected from the developer of the "Redwood Creek Apartments" project. An additional 96 units have been approved for the "Creekwood" project but have not been issued building permits, with 7 of these units to be affordable to very low income households, 7 to low income households, and 82 to moderate income households. This brings the total number of built/approved infill units to 1,065 units, or roughly 124 percent of the infill units to be developed under the City's Quantified Objectives.

Of these 1,065 units, a total of 750 are affordable ones. This includes 96 units for very low income households (84 percent of infill need), 149 units for low income households (169 percent of infill need), 488 for moderate income households (108 percent of infill need) and the aforementioned in-lieu fees to produce 17 additional units. In addition, a total of 355 affordability covenants have been placed on mobile homes within the Housing Element period (142 very low income and 213 low income), and this brings the total number of affordable infill units produced/reserved to 1,420.

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In addition, the City approved the University District Specific Plan in 2006, which provides for a total of 1,645 units. Of this total, the primary developer would be responsible for 80 very low income units, 206 low income units, 58 moderate income units, and 1110 above moderate income units for a total of 1,454 of the 1,645 approved units. The remaining properties would generate another 191 units, and a minimum of 15 percent of these units would have to be affordable. The completion of the University District Specific Plan would bring the total number of approved/constructed units to 2,710 (128 percent of the units to be approved/produced), and the affordability covenants would bring this number to 3,065 (144 percent of the units to be approved/produced.)

The City is also considering two Draft Specific Plan applications (Northeast and Southeast) that would result in the development of 1,464 units in areas yet to be annexed by the City, with a minimum of 15 percent of these units (i.e. 220 units) to be affordable. Table 9.5-1 of the City's General Plan shows that a total of 1,263 units are to be built in these areas during the timeframe of the Housing Element, with 224 of these units to be affordable to very low income households, 154 to low income households, and 313 to moderate income households. As noted above, the approved University District Specific Plan will satisfy much of this identified need. There are also plans in review for the Stadium Area Plan and the Sonoma Mountain Village projects, which are proposed to provide for over 2,000 additional residential units.

Attached for the Council's reference is a copy of the Housing Needs Production Form that will be submitted to State Housing and Community Development (HCD), showing the City's progress in meeting its housing production goals. (Note: The numbers in the attached form do not necessarily match those in the above report, as they reflect units that have received building permits and do not include those approved which have not been built, such as those within the University District.

Attachment: Housing Needs Production Form for CY 2007

CITY MANAGER'S RECOMMENDATION: () Consent Item () Regular Time

() Approval () Public Hearing Required

() Not Recommended () Submitted with Comment

() Policy Determination by Council

() City Comments:

City Manager's Signature: _____ Date: _____

Housing Need Production Form

Organization: City of Rohnert Park
 Contact: Ron Benderff Title: Director of Com. Dev.
 Address: 6750 Commerce Blvd.
 City: Rohnert Park, CA Zip: 94928
 Email: rbenderff@rpcity.org Phone: (707) 588-2231

Report year: 2007

Report time period:

☒ Calendar Year (January 1 – December 31) ☐ Fiscal Year (July 1 – June 30)

Unit Count of Housing Produced

State Identified Affordability Categories (Percent of area median income (AMI))	Current RHNA Allocation	Units Added Current Year		Total Units Added Current Year	Units Added in Prior Years of RHNA Cycle	Total Units Added Current RHNA Cycle
		Unrestricted	Deed Restricted			
Very Low (up to 50% AMI)	401	0	24	24	207	231
Low (51 – 80% AMI)	270	0	0	0	355	355
Moderate (81 – 120% AMI)	597	0	1	1	405	406
Above Moderate (over 120% AMI)	856	6		6	309	315
TOTAL	2,124	6	25	31	1,276	1,307

Number of units added determined by building permits.
 See reverse for definitions of income categories included in this form.

Optional: Locally Identified Affordability Categories

(Alternative affordability levels tracked by some jurisdictions. Limit information to title and definition of locally identified category. Place production numbers for these categories in appropriate affordability category above.)

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